

The Prince George's Post Newspaper

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*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, Mary-land, 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

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

3721 Monaco Court, District Heights, MD 20747

By virtue of the power and authority contained in a Deed of Trust from THOMAS SCURLOCK, dated October 30, 2015 and recorded in Liber 38434 at Folio 362 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

FRIDAY, AUGUST 1, 2025 AT 3:05 P.M.

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

All that lot of ground, situate in the County of Prince George's State of Maryland, and described as follows, that is to say:

Being known and designated as Lot numbered Thirty (30) in Block lettered "B" in a subdivision known as "Plat One, Section Two, REGENCY TOWNS" as per plat thereof recorded in Plat Book NLP 130 at Plat 15 among the Land Records of Prince George's County, Maryland.

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

TERMS OF SALE: A deposit of \$8,000.00 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 4.375% 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

150216 (7-17,7-24,7-31)

THIS COULD BE
YOUR AD!
Call 301-627-0900

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
KAREN SIU KAM TUEN

Notice is given that Paul Tuen, whose address is 12204 Highlander Ct, Laurel, MD 20708-2491, was on July 7, 2025 appointed personal representative of the small estate of Karen Siu Kam Tuen, who died on May 31, 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.

PAUL TUEN
Personal Representative

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

Estate No. 137684

150223 (7-17)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LINDA HORNE

Notice is given that Dion Johnson, whose address is 9429 Nicklaus Ln, Laurel, MD 20708, was on July 2, 2025 appointed personal representative of the small estate of Linda Horne, who died on November 3, 2024 without a will.

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

All persons having any objection to the appointment 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.

DION JOHNSON
Personal Representative

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

Estate No. 137842

150224 (7-17)

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 Fudzie, whose address is 14909 Running Horse Pl, Bowie, MD 20715-3389, was on June 26, 2025 appointed Personal Representative of the estate of Lucy Fudzie, 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
MARIA ANTIOTTE BURNS

Notice is given that LATOYA CRUMP, whose address is 2219 N Van Dom 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.

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: MICAEL 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)

LEGALS

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)

NOTICE

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

vs.

Plaintiffs

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 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)

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)

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)

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

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

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)

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

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

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)

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)

LEGALS

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. Pasquynelli 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)

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LEGALS

LM File No.: 1481-00001

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

ORDER OF PUBLICATION

Nas Invest LLC,

vs.

Plaintiff,

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; Prince George’s County, Maryland; 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)

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 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.mypgco.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)

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 MAHABIL 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 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)

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)

LEGALS

LM File No.: 3955-00001

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

ORDER OF PUBLICATION

Steven Johnson,

vs.

Plaintiff,

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 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, 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

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)

ORDER OF PUBLICATION

Steven Johnson,

vs.

Plaintiff,

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 Fl 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 Fl 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)

LEGALS

ORDER OF POSTING

MALIK HANKERSON

Plaintiff

vs.

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)

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

Plaintiff

v.

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

UNKNOWN HEIRS OF CARMEN SORBELLO SASMORE
Defendants

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

Plaintiff

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)

LEGALS

NOTICE

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

Plaintiffs

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)

ORDER OF PUBLICATION

VAL S. SASMORE

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

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.

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. CAEF22-07975

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)

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

LEGALS

ORDER OF PUBLICATION

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 Fl 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)

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)

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

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: 7/28/2025.

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

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

2011 KIA

OPTIMA MD 9GA7179 KNAGN4A6XB5143468

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

2014 CHEVROLET
2017 HYUNDAI
2014 LINCOLN
2015 INFINITI
2014 BMW
2017 NISSAN
2007 HONDA

CRUZE MD 5FC5360 1G1PH5SB5E7220826
SONATA VA 3370XP 5NPE24AF1HH578813
MKZ MD 1FJ2079 3LN6L2J93ER821445
Q50 MD 9DN3623 JN1BV7AR7FM413473
320I MD 5FM1854 WBA3C3C5KEPV90717
ALTIMA VA TEN1704 1N4AL3APXHN322724
ACCORD VA TUE6363 1HGCM56827A100411

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

2013 DODGE
1998 FORD

CHARGER DC EN7661 2C3CDXHG8DH719501
EXPLORER NC TML8168 1FMYU22X1WUD36671

150239

(7-17)

The Prince

George’s

Post

Newspaper

Call

301-627-0900

or

Fax

301-627-6260

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)

LEGALS

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)

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)

LEGALS

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.

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

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)

LEGALS

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)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RICHARD JOSEPH DRISCOLL

Notice is given that Priscilla Driscoll Shempp, whose address is 22 Ruddock Rd, Sudbury, MA 01776, was on May 1, 2025 appointed Personal Representative of the estate of Richard Joseph Driscoll who died on March 28, 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 1st day of November, 2025.

- (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.

PRISCILLA DRISCOLL SHEMPP
Personal Representative

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

Estate No. 137027

150232 (7-17-7-24,7-31)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
THOMAS H. SHAWKER

Notice is given that K. Alice Young, whose address is 2800 Quarry Lake Drive #160, Baltimore, MD 21209, was on May 23, 2025 appointed Personal Representative of the estate of Thomas H. Shawker who died on April 5, 2024 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 23rd day of November, 2025.

- (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.

K. ALICE YOUNG
Personal Representative

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

Estate No. 137288

150226 (7-17-7-24,7-31)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WILLIAM J KNEVAL

Notice is given that Cheryl Capell, whose address is 5592 Traditions Drive, Coopersburg, PA 18036, was on July 1, 2025 appointed Personal Representative of the estate of William J Kneval who died on January 12, 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 1st day of January, 2026.

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

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

CHERYL CAPELL
Personal Representative

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

Estate No. 137427

150231 (7-17-7-24,7-31)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CHARLES E. THIENEL
AKA: CHARLES EDWARD THIENEL

Notice is given that Kathleen Abbott Thienel, whose address is 8110 Overfield Court, Bowie, Maryland 20715, was on July 2, 2025 appointed Personal Representative of the estate of Charles E. Thienel aka: Charles Edward Thienel who died on November 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 2nd day of January, 2026.

- (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 ABBOTT THIENEL
Personal Representative

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

Estate No. 137836

150228 (7-17-7-24,7-31)

LEGALS

ORDER OF PUBLICATION
JAIME LOPEZ MARROQUIN

VS.

MARIA MARROQUIN MORENO
AND JOSE ANTONIO GARCIA SOSA

In the Circuit Court for Prince George’s County, Maryland
Case Number: C-16-FM-25-004175

ORDERED, ON THIS 10th day of July, 2025, by the Circuit Court for Prince George’s County MD:

That the Defendant, **JOSE ANTONIO GARCIA SOSA** is hereby notified that the Plaintiff, has filed a COMPLAINT FOR THIRD PARTY CUSTODY and MOTION FOR SPECIAL FINDINGS OF FACT AND LAW REGARDING SPECIAL IMMIGRANT JUVENILE STATUS ELIGIBILITY naming him/her as the defendant and stating that the Defendant’s last known address is: Center for Terrorism Confinement, El Perical, Tecoluca, San Vicente, El Salvador, 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 9th day of August, 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, **JOSE ANTONIO GARCIA SOSA**, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 8th day of September, 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

150219 (7-17-7-24,7-31)

LEGALS

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

**TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DAVID C. SCHALL**

Notice is given that Jenifer J. Schall, whose address is 10106 Running Brook Lane, Upper Marlboro, MD 20772, was on July 3, 2025 appointed personal representative of the small estate of David C. Schall who died on April 4, 2025 with a will.

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

All persons having any objection to the appointment 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.

JENIFER J. SCHALL
Personal Representative

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

Estate No. 137848

150220 (7-17-7-24,7-31)

The Prince George’s
Post Newspaper
Call 301-627-0900 or
Fax 301-627-6260

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

150225 (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

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

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
2007	Buick	LaCrosse	2G4WD582071122157
1994	Ford	Mustang	1FALP4445RF182582
2010	Chevrolet	Cobalt	1G1AD1F53A7171988
2009	Honda	Accord	1HGCP26499A082706
2003	Chevrolet	Trailblazer	1GNET16S736104537
2004	GMC	Envoy	1GKDT13S342234000
2002	Volkswagen	Passat	WVWPD63B02P449532
2016	Land Rover	Range Rover	SALGS3EF5GA282897
2010	Chevrolet	Malibu	1G1ZC5EB1AF110858
2007	BMW	550i	WBANB535X7CP06497
2010	Nissan	Altima	1N4AL2AP5AC143440
2011	Ford	Taurus	1FAHP2EW4BG153228
2022	Chevrolet	Equinox	3GNAXKEV1N114428
2003	Dodge	Ram 1500	1D7HU18N53J654932
2021	Tesla	3	5YJ3E1EAXMF087886
2001	Chevrolet	Camaro	2G1FP32K112133235
2007	Buick	Lucerne	1G4HD572X7U109494
2005	Toyota	Corolla	2T1BR30E55C444452

150237 (7-17)

LEGAL NOTICE
CITY OF BOWIE, MD
PUBLIC HEARING

A Public Hearing for Ordinance O-7-25 Amending the Code of the City of Bowie, Chapter 5 “Building and Property Maintenance”, Article II “Housing and Property Maintenance Code,” § 5-6 “Definitions” to Add a Definition of Invasive Bamboo, and § 5-7 “Standards,” to Prohibit Planting of Invasive Bamboo and to Require Those Who Currently Maintain Bamboo on Their Property to Contain It to Their Property, is scheduled to be held at 8:00 p.m., Monday, August 4, 2025. Those wishing to provide testimony / comments for the public hearing can sign up to speak prior to the beginning of the meeting, or email written testimony / comments to cityclerk@cityofbowie.org. Deadline for submittal of written testimony / comments is 7:00 p.m., Monday, August 4, 2025. Residents may attend the meeting in person in the Council Chambers at Bowie City Hall, 15901 Fred Robinson Way, Bowie, MD 20716, or may view meetings online at www.cityofbowie.org/viewmeetings or on Verizon channel 10 or Comcast channel 71 and 996. For more information, contact the City Clerk at 301-809-3029 or ahernandez@cityofbowie.org.

Alfred D. Lott
City Manager

150218 (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

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.

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)

LEGALS

NOTICE UNDER
THE AMERICANS WITH DISABILITIES ACT



In accordance with the requirements of Title II of the Americans with Disabilities Act (ADA), the County will not discriminate against qualified individuals with disabilities on the basis of disability in the County’s services, programs, or activities.

Employment: The County does not discriminate on the basis of disability in its hiring or employment practices and complies with all regulations promulgated by the U.S. Equal Employment Opportunity Commission under Title I of the Americans with Disabilities Act (ADA) and the Americans with Disabilities Act Amendments Act (ADAAA).

Effective Communication: The County will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities so they can participate equally in the County’s programs, services, and activities, including qualified sign language interpreters, documents in Braille, and other ways of making information and communications accessible to people who have speech, hearing, or vision impairments.

Modifications to Policies and Procedures: The County will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all County programs, services, and activities. For example, individuals with service animals are welcomed in County offices, even where pets are generally prohibited.

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a County program, service, or activity, should contact the County’s ADA Compliance Manager as soon as possible, but not later than 48 hours before the scheduled event. If you believe that a County program, service, or activity is not accessible to persons with disabilities, please direct your complaint to ADA Compliance Manager at (301) 265-8450/ Maryland Relay - 711.

The ADA does not require the County to take any action that would fundamentally alter the nature of its programs or services, or impose an undue financial or administrative burden.

The County will not place a surcharge on a particular individual with a disability or any group of individuals with disabilities to cover the cost of providing auxiliary aids / services or reasonable modifications of policy, such as retrieving items from locations that are open to the public but are not accessible to persons who use wheelchairs.

149890 (7-17)

LEGALS

LEGAL NOTICE
CITY OF BOWIE, MD
PUBLIC HEARING

Charter Amendment Resolution CAR-1-25 Amending Sec. 20, "Fixing Penalties for Violations of Ordinances", of the City Charter to Increase From \$1,000 to \$5,000 the Maximum Fine That Can be Assessed for a Violation of the City Code

INTRODUCED by the Council of the City of Bowie, Maryland at a Regular Meeting on July 7, 2025.

A Public Hearing is scheduled to be held at 8:00 p.m., Monday, August 4, 2025, in the Council Chambers at Bowie City Hall, 15901 Fred Robinson Way, Bowie, MD 20716. All interested residents are encouraged to attend.

Alfred D. Lott
City Manager

150217 (7-17)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BARBARA ANN SULLIVAN

Notice is given that Kimberly S Mitchell, whose address is 3335 Huntley Sq Dr Unit A1, Temple Hills, MD 20748, was on July 3, 2025 appointed Personal Representative of the estate of Barbara Ann Sullivan who died on April 1, 2025 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 3rd day of January, 2026.

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

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

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

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

KIMBERLY S MITCHELL
Personal Representative

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

Estate No. 137122

150229 (7-17,7-24,7-31)

LEGALS

Leanne Fryer Broyles, Esq.
Frost Law
839 Bestgate Road, Suite 400
Annapolis, MD 21401
410-497-5947

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RAFAEL ADOLFO TOBAR

Notice is given that Gerson Lagos-Tobar, whose address is 9302 48th Place, College Park, MD 20740, was on July 7, 2025 appointed Personal Representative of the estate of Rafael Adolfo Tobar who died on June 24, 2023 with a will. There was a prior small estate proceeding.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 7th day of January, 2026.

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

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

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

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

GERSON LAGOS-TOBAR
Personal Representative

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

Estate No. 129900

150227 (7-17,7-24,7-31)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JAMES RUSSELL MATTHEWS JR

Notice is given that Miles Davis-Matthews, whose address is 352 Chaplin St SE, Washington, DC 20019-4261, was on July 7, 2025 appointed Personal Representative of the estate of James Russell Matthews Jr who died on May 22, 2025 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 7th day of January, 2026.

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

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

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

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

MILES DAVIS-MATTHEWS
Personal Representative

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

Estate No. 137821

150230 (7-17,7-24,7-31)

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

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

**In Re: GUARDIANSHIP OF:
BABY R.**

Case No. C-16-JV-25-000323

**NOTICE BY PUBLICATION
TO BIOLOGICAL MOTHER**

**To:
MAYRA ALEJANDRO AREVALO**

**Relationship:
BIOLOGICAL MOTHER**

You are hereby notified that a guardianship case has been filed in the Circuit Court for Prince George’s County, Maryland, case number **C-16-JV-25-000323**. All persons who believe themselves to be the parents of a female child born on the 6th day of September 2024, at Medstar Southern Maryland Hospital, located in Clinton Maryland to Mayra Alejandro Arezalo natural mother, aged 28 years old at time of birth, and John Doe, putative father, shall file a written response. A copy of the Show Cause Order may be obtained from the Juvenile Clerk’s Office at 14735 Main Street, Room D1033, Upper Marlboro, Maryland 20772, Telephone Number: 301- 952-5087. If you do not file a written objection within 30 days after publication, you will have agreed to the permanent loss of your parental rights to this child.

Stenise Rolle
Associate Judge
Seventh Judicial Circuit

150233 (7-17)

NOTICE

Andrews Loan Holdings, LLC
251 Little Falls Drive
Wilmington, Delaware 19808
Plaintiff(s)

V.

Mary Frances Andrews, individually, and as Trustee of the Fresh Beginning Trust, and
Tracie Andrews, as Trustee of the Fresh Beginning Trust
13714 Mills Avenue, Silver Spring, Maryland 20904
Defendant(s)

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

Case No: C-16-JG-23-010263

Notice is hereby given this 10th day of July, 2025 by the Circuit Court for Prince George’s County, Maryland, that the March 11, 2025 sheriff’s sale of 10101-J Bacon Drive, Units 5, 10, 18, 23, Beltsville, Maryland 20905, parcel numbers 01-0021634, 01-0021683, 01-0021766, 01-0021816, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 8th day of September, 2025 provided a copy of this notice be inserted in The Prince George’s Post, a weekly newspaper printed in said County, once in each of three successive weeks before the 1st day of August, 2025.

The Report of Sale states the amount of the sale price to be \$100,000.

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

True Copy—Test:
Mahasin El Amin, Clerk
150234 (7-17,7-24,7-31)

THIS COULD
BE YOUR AD!

Call

301-627-0900

for a quote.

LEGALS

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED
REAL PROPERTY

9200 EDWARDS WAY, APT 212
HYATTSVILLE, MD 20783

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

JULY 22, 2025 AT 11:30 AM

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

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

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

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

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

150129 (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

7959 RIGGS ROAD, UNIT 1
HYATTSVILLE, MD 20783

By authority contained in a Deed of Trust dated June 4, 2007 and recorded in Liber 28801, Folio 149, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$135,000.00, 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 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 \$8,000.00 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

150128 (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

37 WATKINS PARK DRIVE, UNIT 19
UPPER MARLBORO, MD 20774

By authority contained in a Deed of Trust dated August 8, 2007 and recorded in Liber 28434, Folio 488, modified by Loan Modification Agreement recorded on August 7, 2013, at Liber No. 35053, Folio 049, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$200,000.00, and an interest rate of 4.250%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JULY 22, 2025 AT 11:30 AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$12,000.00 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

150130 (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

7104 DONNELL PLACE APARTMENT A5
FORESTVILLE, MD 20747

By authority contained in a Deed of Trust dated February 23, 2022 and recorded in Liber 47307, Folio 93, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$67,999.00, 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 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 being sold is a condominium unit and all common elements appurtenant thereto.

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$6,500.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/ HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

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

150166 (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

11506 LOTTSFORD TERRACE
BOWIE, MD 20721

By authority contained in a Deed of Trust dated July 27, 2005 and recorded in Liber 26152, Folio 673, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$544,000.00, and an interest rate of 4.640%, 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 \$36,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/ HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

150131 (7-3,7-10,7-17)

LEGALS

AMENDED PUBLIC NOTICE
30-DAY COMMENT PERIOD

TECHNICAL AMENDMENT TO THE
PRINCE GEORGE’S COUNTY
COUNTY FISCAL YEAR 2022
ANNUAL ACTION PLAN
FOR
HOUSING AND COMMUNITY DEVELOPMENT

The Prince George’s County Department of Housing and Community Development (DHCD) seeks to notify the County of its intent to modify and complete a technical amendment of the County Fiscal Year (FY) 2022 (Federal FY 2021) Annual Action Plan (AAP) for Housing and Community Development, specifically for the purpose of modifying the HOME Investment Partnerships (“HOME”) Program American Rescue Plan (“ARP”), Allocation Plan to account for the receipt of additional HOME-ARP funds in the amount of eleven thousand, three hundred seventy seven dollars (\$11,377.00). **The public comment period will end on August 5, 2025.**

Under the terms of the American Rescue Plan, enacted March 11, 2021, which attempts to address the continued impact of the COVID-19 pandemic on the economy, public health, State and local governments, individuals, and businesses, Congress designated funding to the HOME Investment Partnerships (“HOME”) Program, allocated through the U.S. Department of Housing and Urban Development (“HUD”). Through the American Rescue Plan funding appropriation to the HOME Investment Partnerships (“HOME”) Program, Congress sought to address activities that primarily benefit qualifying individuals and families who are homeless, at risk of homelessness, or in other vulnerable populations, specifically with activities including the development and support of affordable housing, tenant-based rental assistance (“TBRA”), provision of supportive services, and acquisition and development of non-congregate shelter units.

On October 24, 2022, the Prince George’s County Council adopted and approved Council Resolution, CR-099-2022, for the purpose of adding the HOME Investment Partnerships (“HOME”) Program American Rescue Plan (“ARP”), Allocation Plan to the FY 2022 Annual Action Plan. On or about April 30, 2025, DHCD was notified by HUD that Prince George’s County is entitled to receive additional HOME-ARP funds in the amount of eleven thousand, three hundred seventy seven dollars (\$11,377.00). As such, Prince George’s County is qualified as an urban county to receive entitlement HOME Investment Partnerships (“HOME”) Program American Rescue Plan (“HOME-ARP”) Program funds in the total amount of seven million, six hundred three thousand, four hundred sixty two dollars (\$7,603,462.00) to provide homelessness assistance and supportive services.

Based on the HUD notification regarding the additional HOME-ARP funds, DHCD seeks to authorize a “technical amendment” process for a change in the HOME-ARP allocation plan, which describes how it intends to distribute HOME-ARP funds.

HOME-ARP Funding Allocations

HOME-ARP Activity	HOME-ARP Allocation (CR-099-2022)	Modified HOME-ARP Funding Allocations Per HUD	Difference
Supportive Services	\$1,029,835.00	\$1,029,835.00	
Acquisition/Development of Non-Congregate Shelter	\$835,274.00	\$835,274.00	
Development of Affordable Rental Housing	\$4,988,164.00	\$4,999,541.00	\$11,377.00
Admin. Planning	\$1,138,812.00	\$1,138,812.00	
Total	\$7,692,085	\$7,693,462	\$11,377

A copy of the modified FY 2022 Annual Action Plan for Housing and Community Development is available at the Department of Housing and Community Development (“DHCD”) at 9200 Basil Court, Suite 306, Largo, Maryland 20774, the County’s website: www.princegeorgescountymd.gov/sites/dhcd/resources/plansandreports/, or mailed upon request by contacting DHCD at 301-883-6511.

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

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

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

By Authority of:
Ashley Johnson-Hare, Deputy Director
Prince George’s County
Department of Housing and Community Development
9200 Basil Court, Suite 306
Largo, Maryland 20774
Date: July 3, 2025

150235 (7-17)

The Prince George’s Post

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: **7/28/2025.**

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

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

2002	CHEVROLET	VAN	MD	46L292	1FTNE24L32HB08592
2018	CHEVROLET	CRUZE	MD	7GD4948	1G1BB5SM1J7154847
2006	DODGE	RAM	MD	07V352	1D7HU18N96S601231
2000	HONDA	ACCORD	MD	332L09	1HGCG6681YA136539
2006	HONDA	CRV	MD	2CP7845	SHSRD78856U425179

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

2010	TOYOTA	CAMRY	VA	UHD1923	4T1BF3EK4AU099107
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ABANDONED BOAT
WHITE BOAT WITH LIGHT BLUE STRIPE TOP.
LOCATION:
14998 BERRY RD, ACCOKEEK, MD 20607



ABANDONED TRAILER AND BOAT
CREAM/WHITE BOAT WITH BURGANDY STRIPE ON THE MID-
DLE. WORD 4WINNS ON THE SIDE.
LOCATION:
16598 MANNING RD W, ACCOKEEK, MD 20607



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

2000	MACK TRUCK	RD688S	VA	64309P	1M2P267C4YM053361
1975	TRAILER				AC244169MD
	BOAT				RBMVC006G586
	BOAT		MD	4544DC	

ABANDONED BOAT
WHITE BOAT WITH LIGHT BLUE STRIP E
LOCATION:
12805 THRIFT RD, CLINTON, MD 20735



ABANDONED TRAILER AND BOAT
WHITE BOAT ON BLUE TRAILER. BOAT WITH WORDS 1800 SL
LIMITED ON THE SIDE TOP. TAG# MD 4544DC
LOCATION:
3905 BILLINGS PL, CAPITOL HEIGHTS, MD 20743



ABANDONED TRAILER AND BOAT
BOAT WITH BLUE COVER ON TRITON TRAILER.
LOCATION:
SOUTHVIEW DR AT SUMMERTIME DR, OXON HILL



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

2002	MERCEDES BENZ	CK55			WDBLJ74G62T112005
2008	CHEVROLET	EXPRESS	MD	4DT8459	1GCGG25C181167689
2015	DODGE	RAM			ZFBERFAT8F6A66959
2002	MERCEDES BENZ	CLK320			WDBLK65G32T122836

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

2008	LINCOLN	MXK			2LMDU88C28BJ31606
2016	FORD	FUSION	MD	4FJ8865	1FA6P0HD0G5115794

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

2001	MERCEDES BENZ	CLK300	MD	5Z6038	WDBLJ65G31T067077
2000	CHEVROLET	GMT-400			1GBKC34FXFYF500485

LEGALS

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

2011	AUDI	A5			WAULFAFH3BN009857
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MCDONALD TOWING
2917 52ND AVENUE
HYATTSVILLE MD 20781
301-864-4133

2000	HONDA	ACCORD			JHMCG6692YC020292
2010	FORD	FUSION			3FAHP0CGXAR201578
2016	MERCEDES-BENZ	C300	MD	3EM4490	55SWF4K66GU140238
2010	DODGE	CABALIER	VA	TJA2460	1B3CB4HA1AD550234

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

2003	CHEVROLET	PICKUP	DC		1GCDT19X838127311
2013	DODGE	DART			1C3CDFBA2DD123165
2007	NISSAN	MURANO			JN8AZ08W47W646592
2011	FORD	E350			1FTSS3EL1BDB27276
2011	BUICK	LACROSSE			1G4GA5EC0BF376155
2012	VOLKSWAGEN	CC 2.0T	MD	6ER4998	WVWMP7AN6CE514832
2008	MAZDA	6			1YVHP80CX85M13415
2013	INFINITI	JX35			5N1AL0MM6DC301364
2007	INFINTI	G35	VA	TCB7944	JNKBV61F67M801596
2004	FORD	E150	MD	4EY0801	1FTRE14W24HA23235

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2001	CHRYSLER	TOWN COUNTRY	MD	83830HD	2C4GP54331R204259
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2003	CHRYSLER	TOWN & COUNTRY	MD	5T00473	2C8GP44R33R369258
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2013	NISSAN	NV-1500	MD	3BV1535	1N6BF0KL6DN111480
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150238 (7-17)

The Prince George’s Post

Call 301-627-0900

LEGALS

AVISO PÚBLICO MODIFICADO
PERIODO DE 30 DÍAS PARA HACER COMENTARIOS

MODIFICACIÓN TÉCNICA DEL
PLAN DE ACCIÓN ANUAL
PARA
LA VIVIENDA Y EL DESARROLLO COMUNITARIO
DEL AÑO FISCAL 2022 DEL
CONDADO DE PRINCE GEORGE

El Departamento de Vivienda y Desarrollo Comunitario (DHCD, en inglés) del Condado de Prince George desea notificar al Condado su intención de modificar y completar una enmienda técnica al Plan de Acción Anual (AAP, en inglés) del año fiscal (FY, en inglés) 2022 del Condado (FY federal 2021) para la Vivienda y el Desarrollo Comunitario, específicamente con el propósito de modificar el Plan de Rescate Estadounidense ("ARP", en inglés) del Programa HOME Investment Partnerships ("HOME"), Plan de Asignación, para considerar la recepción de fondos adicionales HOME-ARP por un monto de once mil trescientos setenta y siete dólares (\$11,377.00). El periodo de comentarios públicos finalizará el 5.o de agosto de 2025.

Según los términos del Plan de Rescate Estadounidense, promulgado el 11 de marzo de 2021, que intenta abordar el impacto continuo de la pandemia de la COVID-19 en la economía, la salud pública, los gobiernos estatales y locales, las personas y las empresas, el Congreso designó fondos para el Programa HOME Investment Partnerships ("HOME"), asignado a través del Departamento de Vivienda y Desarrollo Urbano ("HUD", en inglés) de los Estados Unidos. Mediante la asignación de fondos del Plan de Rescate Estadounidense al Programa HOME Investment Partnerships ("HOME"), el Congreso buscó abordar las actividades que beneficien principalmente a las personas y familias que reúnan los requisitos y que no tienen hogar, están en riesgo de quedarse sin hogar u otras poblaciones vulnerables, específicamente con actividades que incluyen el desarrollo y el apoyo para viviendas asequibles, la asistencia de alquiler basada en inquilinos ("TBRA", en inglés), la prestación de servicios de apoyo, y la adquisición y el desarrollo de refugios no colectivos.

El 24 de octubre de 2022, el Consejo del Condado de Prince George adoptó y aprobó la Resolución del Consejo CR-099-2022, con el propósito de agregar el Plan de Rescate Estadounidense ("ARP"), Plan de Asignación, del Programa HOME Investment Partnerships ("HOME") al Plan de Acción Anual del año fiscal 2022. El 30 de Abril de 2025 o alrededor de esa fecha, el HUD notificó al DHCD que el condado de Prince George tiene derecho a recibir fondos adicionales de HOME-ARP por un monto de once mil trescientos setenta y siete dólares (\$11,377.00). Como tal, el condado de Prince George califica como condado urbano para recibir fondos del Plan de Rescate Estadounidense del Programa HOME Investment Partnerships ("HOME") ("HOME-ARP") por un monto total de siete millones, seiscientos tres mil cuatrocientos sesenta y dos dólares (\$7,603,462.00) para brindar asistencia y servicios de apoyo a las personas sin hogar.

Con base en la notificación del HUD sobre los fondos adicionales de HOME-ARP, el DHCD desea autorizar un proceso de "modificación técnica" para cambiar el plan de asignación de HOME-ARP, mediante la cual se describe cómo se pretenden distribuir los fondos de HOME-ARP.

Asignaciones de fondos HOME-ARP

Actividad de HOME-ARP	Asignaciones de HOME-ARP (CR.099-2022)	Asignaciones de Fondos de HOME-ARP modificadas Según HUD	Diferencia
Servicios de Apoyo	\$1,029,835.00	\$1,029,835.00	
Adquisición y desarrollo de refugios no colectivos	\$835,274.00	\$835,274.00	
Desarrollo de viviendas de alquiler asequibles	\$4,585,164.00	\$4,599,541.00	\$11,377.00
Administración + planificación	\$1,138,812.00	\$1,138,812.00	
Total	\$7,592,085	\$7,603,462	\$11,377

Hay una copia del Plan de Acción Anual modificado para la Vivienda y el Desarrollo Comunitario para el año fiscal 2022 disponible en el Departamento de Vivienda y Desarrollo Comunitario ("DHCD") en 9200 Basil Court, Suite 306, Largo, Maryland 20774, en el sitio web del condado: www.prince-georgescountymd.gov/sites/dhcd/resources/plansandreports/; o puede solicitar que se envíe por correo llamando al DHCD al 301-883-6511.

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

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

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

Autorizado por:
Ashley Johnson-Hare, directora adjunta
Condado de Prince George
Departamento de Vivienda y Desarrollo Comunitario
9200 Basil Court, Suite 306
Largo, Maryland 20774
Fecha: 3 de julio de 2025

150236 (7-17)

LEGALS

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www.cgd-law.com/sales

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

1522 5TH STREET
LANHAM, MD 20706

By authority contained in a Deed of Trust dated July 30, 2007 and recorded in Liber 28392, Folio 807, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$116,194.48, and an interest rate of 4.260%, 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 \$14,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo / HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

Tidewater Auctions, LLC
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www.tidewaterauctions.com

150132 (7-3,7-10,7-17)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EARNEST R DEVOE

Notice is given that Keith A Devoe, whose address is 490 Willow Bend Dr, Glen Burnie, MD 21060-8494, was on May 21, 2025 appointed personal representative of the small estate of Earnest R Devoe who died on April 13, 2025 with a will.

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

All persons having any objection to the appointment 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.

KEITH A DEVOE
Personal Representative

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

Estate No. 137461

150221 (7-17)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARY CURTIS

Notice is given that Harold D Taylor, whose address is 25 Ridge Rd Unit G, Greenbelt, MD 20770-0760, was on July 8, 2025 appointed personal representative of the small estate of Mary Curtis, who died on March 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 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.

HAROLD D TAYLOR
Personal Representative

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

Estate No. 137071

150222 (7-17)

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