

The Prince George's Post Newspaper

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of
Legal Record*

LEGALS

ORDER OF POSTING

VERGIE ROBINSON

Plaintiff,

v.

LARRY CARMICHAEL, et al.

Defendants.

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

Case No: C-16-CV-25-001066

This is a claim for personal injuries arising from an automobile accident occurring on December 26, 2023, between Plaintiff, Vergie Robinson and Defendant, Larry Carmichael. On December 26, 2023, Plaintiff was traveling as a passenger on Southbound Gardner Road, near the intersection with Mattawoman Lane in Prince George’s County. Defendant Carmichael was negligent and struck the plaintiff’s vehicle as he swerved into the Southbound lane from the Northbound lane. The Plaintiff has attempted to serve Defendant Carmichael on multiple occasions; however, all attempts were unsuccessful, prompting the Plaintiff to request service by alternative methods.

On July 14, 2025, the Plaintiff’s Motion for Alternative Service was **GRANTED**; and it was further ordered that service will be effectuated by a Sheriff posting this order and summons at the Prince George’s Circuit Court, made out to Defendant Larry Carmichael at his last known address of 210 Altamont Avenue, Cantonsville, Maryland 21228 on this 16th Day of July, 2025.

Additionally, it is **FURTHER ORDERED** that service will also be effectuated via publication in the Prince George’s Post, with the notice made out to Defendant Larry Carmichael at his last known address of at his last known address of 210 Altamont Avenue, Cantonsville, Maryland 21228 on this 16th Day of July, 2025.

WHEREFORE, for the foregoing reasons, it is this 16th 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 Circuit Court by a Sheriff, and sent to the Prince George’s Post for publication. 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

150273

(7-24,7-31,8-7)

AMENDED

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
JACQUELINE MARIE MEDLEY

Notice is given that Heather Hay, whose address is 12716 Buckhardt Court, Clinton, MD 20735, was on June 21, 2024 appointed Personal Representative of the estate of Jacqueline Marie Medley, who died on May 14, 2024 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 21st day of December, 2024.

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.

HEATHER HAY

Personal Representative

CERETA A. LEE

REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY

P.O. Box 1729

UPPER MARLBORO, MD 20773-1729

Estate No. 133590

150240

(7-24,7-31,8-7)

Emily C. Wise, Esq.

Wise & Blitzler, Attorneys at Law

101 Log Canoe Circle Suite M

Stevensville, MD 21666

443-249-3562

SMALL ESTATE

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
DAVID ALLEN HERBERT

Notice is given that Bryan A. Thompson, whose address is 360 E. 65th Street, Apt. 18A, New York, NY 10065, was on July 8, 2025 appointed personal representative of the small estate of David Allen Herbert who died on January 16, 2025 with a will.

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

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

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

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

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

BRYAN A. 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. 137866

150253

(7-24)

SMALL ESTATE

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
PERCY B DIXON

Notice is given that Nerissa Y Dixon, whose address is 12104 Crestwood Turn, Brandywine, MD 20613-5722, was on July 9, 2025 appointed personal representative of the small estate of Percy B Dixon who died on December 14, 2024 with a will.

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

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

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

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

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

NERISSA Y DIXON

Personal Representative

CERETA A. LEE

REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY

P.O. Box 1729

UPPER MARLBORO, MD 20773-1729

Estate No. 137609

150252

(7-24)

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC

1099 WINTERSON ROAD,SUITE 301

LINTHICUM HEIGHTS, MD 21090

www.cgd-law.com/sales

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED
REAL PROPERTY

2101 RAMBLEWOOD DRIVE

DISTRICT HEIGHTS, MD 20747

By authority contained in a Deed of Trust dated January 30, 2020 and recorded in Liber 43172, Folio 393, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$305,148.00, and an interest rate of 3.500%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex—If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JULY 29, 2025 AT 11:30 AM

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

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

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on September 18, 2009, a certain Deed of Trust was executed by Francis Jefferson Jr as Grantor(s) in favor of Bank of America, N.A. as Beneficiary, and Ronald S. Deutsch, Esq as Trustee(s), and was recorded on October 16, 2009, in Book 31033, Page 241 in the Office of the Land Records for Prince George’s County, Maryland; and

WHEREAS, the Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and

WHEREAS, the Deed of Trust is now owned by the Secretary, pursuant to an assignment dated July 15, 2019, and recorded on December 30, 2019, in Book 42590, Page 434, in the office of the Land Records for Prince George’s County, Maryland; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on April 3, 2025, was not made and remains wholly unpaid as of the date of this notice, and the Property has ceased to be the principal residence of the Borrower for reasons other than death and the Property is not the principal residence of at least one other Borrower, and no payment has been made sufficient to restore to the loan to currency; and

WHEREAS, the entire amount delinquent as of June 18, 2025 is \$382,575.28; and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable;

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary’s designation of me as Foreclosure Commissioner, notice is hereby given that on August 12, 2025 at 11:30 am local time, all real and personal property at or used in connection with the following described premises (“Property”) will be sold at public auction to the highest bidder:

See attached Exhibit A

Commonly known as: 10708 Waco Drive, Upper Marlboro, MD 20772

Tax ID: 11-1162536

The sale will be held at the courthouse entrance for the Circuit Court for Prince George’s County, Maryland.

The Secretary of Housing and Urban Development will bid \$382,575.28.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling \$38,000.00 in the form of a certified check or cashier’s check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$38,000.00 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier’s check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier’s check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a

LEGALS

right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier’s check payable to the Secretary of HUD, before public auction of the property is completed.

The amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is N/A (Full Balance Due), plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner’s attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

Tender of payment by certified or cashier’s check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

Date: June 25, 2025

Cohn, Goldberg & Deutsch, LLC

Foreclosure Commissioner

BY: Richard E. Solomon

Richard E. Solomon AIS#9112190178

Cohn, Goldberg & Deutsch, LLC

1099 Winterson Road, Suite 301

Linthicum Heights, MD 21090

(410) 296-2550

rsolomon@cgd-law.com

IF YOU ARE A DEBTOR, OR AN ATTORNEY REPRESENTING A DEBTOR, THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED HEREBY WILL BE USED FOR THAT PURPOSE. However, if you are either a debtor in a pending bankruptcy case, or have obtained an order of discharge from a United States Bankruptcy Court, which discharge includes this debt, or an attorney representing such a debtor, and you (or your client), has not reaffirmed liability for this debt, this office is not attempting to obtain a judgment against you (or your client) nor are we alleging that you (or your client) have any personal liability for this debt. We may, however, take action against any property which may have been pledged as collateral for the debt, which action may include repossession and/or foreclosure of the property, if otherwise permitted by law and/or order of court.

EXHIBIT A

Beginning for the Same and Being Known and Designated as Lot Numbered Five (5), in Block Numbered 12 as shown on the Plat Entitled, “SECTION FIVE, HOLLOWAY ESTATES”, which Plat is Recorded Among the Land Records of Prince George’s County, Maryland in Plat Book WWW 63 at Plat 34. APN # 11-1162536

which has the address of: 10708 Waco Drive Upper Marlboro, MD 20772 (“Property Address”).

Tidewater Auctions, LLC

(410) 825-2900

www.tidewaterauctions.com

150249

(7-24,7-31,8-7)

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 Duval 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)

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www.cgd-law.com/sales

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED
REAL PROPERTY

3030 SOUTH GROVE
UPPER MARLBORO, MD 20774

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

AUGUST 12, 2025 AT 11:30 AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$16,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo /HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

150245(7-24,7-31,8-7)

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

5104 WHITTINGTON LANE
UPPER MARLBORO, MD 20772

By authority contained in a Deed of Trust dated November 22, 2017 and recorded in Liber 40326, Folio 416, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$448,000.00, and an interest rate of 3.625%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

AUGUST 12, 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 \$55,000.00 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

150247(7-24,7-31,8-7)

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

4103 27TH AVENUE
TEMPLE HILLS, MD 20748

By authority contained in a Deed of Trust dated August 14, 2012 and recorded in Liber 34409, Folio 009, among the Land Records of Prince George’s County, Maryland, with a maximum principal balance of \$285,000.00, and an interest rate of 2.596%, 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

AUGUST 12, 2025 AT 11:30 AM

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

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

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

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

150246(7-24,7-31,8-7)

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

5308 CUMBERLAND STREET
CAPITOL HEIGHTS, MD 20743

By authority contained in a Deed of Trust dated July 12, 2023 and recorded in Liber 49077, Folio 7, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$280,000.00, and an interest rate of 8.875%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

AUGUST 12, 2025 AT 11:30 AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$28,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo /HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

150248(7-24,7-31,8-7)

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

11301 WYCOMBE PARK LANE
GLENN DALE, MD 20769

By authority contained in a Deed of Trust dated October 26, 2006 and recorded in Liber 29938, Folio 579, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$571,200.00, and an interest rate of 6.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

AUGUST 12, 2025 AT 11:30 AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$31,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo /HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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
www.xome.com

150250(7-24,7-31,8-7)

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

12502 WOODSONG LANE
MITCHELLVILLE, MD 20721

By authority contained in a Deed of Trust dated November 11, 2013 and recorded in Liber 35531, Folio 429, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$248,500.00, and an interest rate of 4.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

AUGUST 12, 2025 AT 11:30 AM

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

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

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

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

150251(7-24,7-31,8-7)

The Prince George’s Post

Call (301) 627-0900

Fax (301) 627-6260

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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.

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)

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)

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

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 property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk

150211 (7-10,7-17,7-24)



LEGALS

NOTICE TO CREDITORS OF APPOINTMENT OF FOREIGN PERSONAL REPRESENTATIVE

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

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

PRINCE GEORGE’S COUNTY

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

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

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

DONNA LEE SMITH
Foreign Personal Representative

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

Estate No. 137815

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

LEGALS

LM File No.: 3955-00001

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

ORDER OF PUBLICATION

Steven Johnson,

Plaintiff,

vs.

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

LM File No.: 3955-00002

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

ORDER OF PUBLICATION

Steven Johnson,

Plaintiff,

vs.

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

v.

IVO NYIAWUNG
Defendant

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

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

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

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

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

True Copy—Test:
Mahasin El Amin, Clerk

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

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

v.

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

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)

NOTICE

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

v.

Verndel M. White
AND

Verndel M. White, Personal Representative for the Estate of James T. White

9300 Allentown Road
Fort Washington, MD 20744
Defendants

In the Circuit Court for Prince George’s County, Maryland
Case No. C-16-CV-23-000263

Notice is hereby given this 15th 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 15th 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 15th day of August, 2025.

The Report of Sale states the amount of the foreclosure sale price to be \$330,574.63. The property sold herein is known as 9300 Allentown Road, Fort Washington, MD 20744.

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

True Copy—Test:
Mahasin El Amin, Clerk

150271 (7-24,7-31,8-7)

ORDER OF PUBLICATION

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

v.

JBN REALTY INVESTMENT INC
S/O John D. Peterson, RA
12101 Whippoorwill Lane
Rockville, MD 20852

and

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

and

Prince George’s County
S/O Stephen J. McGibbon,
Director of Finance
1301 McCormick Drive,
Suite 1100
Largo, MD 20774

and

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

and

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in Prince George’s County, known as 505 67th Place and described as 2,625.0000 Sq.Ft Oakmont Lot 41 Blk 6 Being known as 505 67th District Account Number: 18 1994193, Block 6 Lot 41 on the Tax Roll of the Director of Finance.

Defendants

In the Circuit Court for Prince George’s County, Maryland
CASE NO.: C-16-CV-25-003822

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 505 67th Place in Prince George’s County, State of Maryland, sold by the Finance Officer of Prince George’s County, State of Maryland to Palomino Holdings, LLC, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Treasurer’s and/or Director’s tax roll and Deed hereinafter referred to is: known as 505 67th Place and described as 2,625.0000 Sq.Ft Oakmont Lot 41 Blk 6, Being known as 505 67th, District Account Number: 18 1994193, Block 6 Lot 41 on the Tax Roll of the Director of Finance.

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

It is thereupon this 14th 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 consecutive weeks, warning all persons interested in the property to appear in this Court by the 16th day of September 2025, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk

150241 (7-24,7-31,8-7)

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

v.

Tonya Maria Tyson Hawkins,
n/k/a Tonya Tyson
5408 14th Place
Hyattsville, MD 20782
Defendant

In the Circuit Court for Prince George’s County, Maryland
Case No. C-16-CV-24-002339

Notice is hereby given this 15th 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 15th 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 15th day of August, 2025.

The Report of Sale states the amount of the foreclosure sale price to be \$353,000.00. The property sold herein is known as 5408 14th Place, Hyattsville, MD 20782.

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

True Copy—Test:
Mahasin El Amin, Clerk

150272 (7-24,7-31,8-7)

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)

ORDER OF PUBLICATION

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

vs.

LAWRENCE KEVIN DUNCAN,
CHELSEA WOODS COURTS CONDOMINIUM,
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 8653 GREENBELT RD, #201

AND

Unknown Owner of the property 8653 GREENBELT RD, #201 described as follows: Property Tax ID 21-2429140 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-25-003823

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:

2,051.0000 Sq.Ft. & Imps. Chelsea Woods Courts Condominium Phase III BLDG 8653 Unit 201, Assmt \$165,000 Lib 44057 Fl 343 Unit 8653 201, and assessed to Duncan Lawrence Kevin. 21 2429140, 008653 Greenbelt Rd, Greenbelt Md 20770

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 14th 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 8th day of August, 2025, warning all persons interested in the property to appear in this Court by the 16th 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
150243 (7-24,7-31,8-7)

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 Winthroppe 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.

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.

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

ORDER OF PUBLICATION

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

vs.

THE ESTATE OF GEORGE A. BASSFORD,
WACHOVIA BANK, NA NKA
WELLS FARGO BANK, NA,
TRSTE, INC., TRUSTEE,
COUNCIL OF UNIT OWNERS OF
CROMWELL STATION CONDOMINIUM, INC.,
PRINCE GEORGE’S COUNTY,
MARYLAND

AND

All persons having or claiming to have an interest in the property situate and lying in Prince George’s County and known as 15644 MILLBROOK LN, #33

AND

Unknown Owner of the property 15644 MILLBROOK LN, #33 described as follows: Property Tax ID 10-1093137 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-25-003817

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:

3,847.0000 Sq.Ft. & Imps. Cromwell Station, Assmt \$201,333 Lib 07270 Fl 397 Unit 33, and assessed to Bassford George A. 10 1093137, 015644 Millbrook Ln, Laurel, Md 20707.

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 14th 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 8th day of August, 2025, warning all persons interested in the property to appear in this Court by the 16th 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
150242 (7-24,7-31,8-7)

LEGALS

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)

ORDER OF PUBLICATION

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

vs.

VERNON LOWENS,
NARFE PREMIER FEDERAL
CREDIT UNION,
ANTHONY T. WALKER,
TRUSTEE,
PRINCE GEORGE’S COUNTY,
MARYLAND

AND

All persons having or claiming to have an interest in the property situate and lying in Prince George’s County and known as 6917 CRAFTON LN

AND

Unknown Owner of the property 6917 CRAFTON LN described as follows: Property Tax ID 09-0858985 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-25-003844

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

10,013.0000 Sq.Ft. & Imps. Crestview Manor Lot 18 Blk J, Assmt \$293,700 Lib 36378 Fl 615, and assessed to Owens Vernon L. 09 0858985, 006917 Crafton Ln, 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 and a day from the date of sale has expired.

It is thereupon this 14th 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 8th day of August, 2025, warning all persons interested in the property to appear in this Court by the 16th 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
150244 (7-24,7-31,8-7)

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

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
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.

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.

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.

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.

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.

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
**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.

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 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

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)

LEGALS

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
JAYNE LOGUE
AKA: MARLA JAYNE LOGUE
Estate No.: 135564**

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Daniel Zaharevich 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

150225 (7-17-7-24)

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

LEGALS

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED
REAL PROPERTY

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 there-under, 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 condi-tions, 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 pur-chase 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 settle-ment 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 other-wise divested by ratification of the sale are payable by purchaser with-out 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 pur-chaser. 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

CITY OF SEAT PLEASANT
LEGISLATION ADOPTED
CITY COUNCIL PUBLIC SESSION
MONDAY, JULY 14, 2025

ORDINANCE O-26-01

AN ORDINANCE concerning:

AMENDMENT OF THE
FISCAL YEAR 2025-2026 BUDGET
FOR THE CITY OF SEAT PLEASANT, MARYLAND

SECTION 1. BE IT ORDAINED BY THE SEAT PLEASANT CITY COUNCIL that the 2025-2026 Budget of the City of Seat Pleasant, as enacted by Ordinance O-25-13, adopted on May 12, 2025, shall be amended to include COLA for Administration, City Clerk, Environmental Justice, Finance, Public Engagement, Public Safety, Automated Enforcement and NCC Departments.

Copies of this legislation are available from the Office of the City Clerk at:

City Hall
6301 Addison Rd
Seat Pleasant, Maryland 20743-2125

150276 (7-24,7-31)

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: 8/4/2025.

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

2021	TRIPLE CROWN	TRAILER			1XNBU1416M2011852
2003	CHEVROLET	SUBURBAN			3GNFK16Z93G143259
2009	TOYOTA	RAV4			2T3BF33V79W016317
2010	KIA	OPTIMA			5XXGR4A60CG033016
2011	KIA	FORTE			KNAFU4A2XB5366671
1998	MERCURY	SABLE	DC	CH5532	1MEFM58S5WA639378
2009	TOYOTA	CAMRY			4T1BE46K39U329481
2004	CHRYSLER	SEBRING			1C3EL75R14N268727
2012	NISSAN				JN8AF5MV2CT118421
2003	CHEVROLET	SUBURBAN			3GNFK16Z93G143259

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

2014	CHRYSLER	300	MD	9EW9087	2C3CCAET0EH117727
2004	LAND ROVER	RANGE ROVER	MD	68W8932	SALME11444A153533

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

2018	HONDA	CRV	MD	7EK0359	5J6RW2H5XJL000793
2014	GMC	ACADIA			1GKKVTKD3EJ104838
2009	DODGE	CHARGER			2B3LA43V19H545143
2008	LINCOLN	MKX	VA	UAA8061	2LMDU88C48BJ03760
2009	MERCEDES BENZ	E350	DC	FZ8185	WDBUF56X29B43071
2003	MERCEDES-BENZ	ML350	MD	7BD7657	4JGAB57E73A445035
2006	FORD	FREESTAR	MD	762M123	2FMDA58286BA06360
2013	DODGE	DART	MD	7DA6074	1C3CDFAA6DD104751
	TRAILER				P10WT679C696
	BOAT				FWNMA006F899

LEGALS

ABANDONED TRAILER AND BOAT
WHITE BOAT WITH LIGHT BLUE ON THE BOTTOM. ON THE SIDE
WITH BLUE, THE WORDS: SEA PRO.
LOCATION:
7513 OGDEN DR, CLINTON, MD 20735



ABANDONED TRAILER AND BOAT
WHITE BOAT WITH BLACK AND BURGANDY LINES. WITH DE-
BRIS INSIDE. ON A BLUE TRAILER.
LOCATION:
7605 OGDEN DR, CLINTON, MD 20735



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

2007	TOYOTA	TUNDRA	DC	CV4999	5TBDV58137S468625
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J & J TOWING
8545 DELANO ROAD
CLINTON, MD 20735
301-568-3284

2004	DODGE	DURANGO	VA	TLL8028	1D8HB58D44F136704
2000	MERCEDEZ BENZ	E320	VA	UYC3994	WDBJH82J9YX029368
2013	CHEVROLET	EQUINOX			2GNFLEEK7D6220989

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

2010	TOYOTA	COROLLA			2T1BU4EE4AC303475
2017	CHRYSLER	300			2C3CCAPG7HH577777
2005	MERCEDES BENZ	E500			WDBUF83J15X166737
2015	INFINITI	Q40			JN1CV6AR5FM651045

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

2004	TOYOTA	SIENNA	MD	3BC2986	5TDBA22C54S022751
2010	CHEVROLET	CAMARO	MD	6EV0896	2G1FK1EJ2A9184062
-2000	AUDI	A6			WAUED24B8YN034457
2004	MERCEDES-BENZ	E500			WDBUH83JX4X121157
2000	VOLKSWAGEN	PASSAT	MD	5BP6567	WVWTH23B7YE272770

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

2004	HONDA	ACCORD	MD	8FM0268	1HGCM56644A005715
2012	NISSAN	VERSA			3N1BC1CP2CK231027
2005	HONDA	ODYSSEY	VA	TEL4644	5FNRL38695B031801

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

2012	GMC	ACADIA	MD	7CT5348	1GKKVRED6CJ224595
1999	CHRYSLER	300	MD	1GD6957	2C3HE66G2XH727436
2005	BMW	530i	VA	THS1860	WBANA73525B818809
2004	FORD.	EXPEDITION	MD	983M202	1FMPU16L84LA62062
2003	FORD	F250	MD	4AC2464	1FTNW21P93EC47407
1994	LINCOLN	TOWN CAR	VA	TGX1828	1LNLML82W5RY771839

PAST & PRESENT TOWING & RECOVERY INC
7810 ACADEMY LANE
LAUREL, MD 20707
301-210-6222

2005	SUBARU	WAGON	GA	S2283476	JF1GG29605H813592
1981	TOYOTA	COROLLA	MD	702455	JT2TE72E3B0694534
2009	FORD	ESCAPE	MD	00220HT	1FMCU02709KB94568
2003	HYUNDAI	TIBURON			KMHMM65DX3U018584
2007	MINI	COOPER	MD	33384CL	WMWWMF735971T83944
2010	TOYOTA	COROLLA			2T1BU4EE8AC3303059
2003	TOYOTA	HIGHLANDER			JTEHF21A030123219
2002	DODGE	DAKOTA	VA	THE1625	1B7HG48N425656862
2016	MINI	HARDTOP	MD	8GL6989	WMWXU1C50G2D10650
2000	GMC	SAVANA			1GDJG31R1Y1262559

150278 (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: 8/4/2025.

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

2021	NISSAN	ROGUE	MD	4GC1431	5N1AT3BB5MC783148
2012	HYUNDAI	SONATA	MD	1GG0410	5NPEB4AC7CH397584

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

2017	MERCEDES-BENZ	E300	DE	466029	WDDZF4KB3HA021898
2009	SCION	XD	VA	UAV7318	JTKKU10409J038026
2011	GMC	TERRAIN	MD	3EY0424	2CTFLVE51B6204358
2007	CHEVROLET	AVEO	MD	9FP6807	KL1TD66657B788019
2000	HONDA	ODYSSEY	VA	THV7537	2HKRL1868YH516070

PAST & PRESENT TOWING & RECOVERY INC
7810 ACADEMY LANE
LAUREL, MD 20707
301-210-6222

2022	FORD	TRANSIT CONNECT	MD	2FD3483	NM0LS7S25N1528548
2016	HONDA	CIVIC	MD	4FJ0305	19XFC2F72GE236507
2019	TOYOTA	COROLLA	MD	00348CL	2T1BURHE5KC177539

150277 (7-24)

The
Prince
George’s
Post

Call
301-627-0900

or
Fax
301-627-6260

Have
a
Very Safe
Weekend

LEGALS

Daneen Banks
Law Office of Banks & Lewis, PLLC
1629 K Street, NW #300
Washington, DC 20006
410-215-5481

Zeke J. Roeser
3000 Connecticut Ave NW
Suite 100
Washington, DC 20008
202-660-4070

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WILHEMENIA BAILEY

Notice is given that Claressa Parks, whose address is 2703 Moores Plains Blvd, Upper Marlboro, MD 20774, was on July 15, 2025 appointed Personal Representative of the estate of Wilhemenia Bailey who died on February 16, 2025 with a will.

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

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

CLARESSA PARKS
Personal Representative

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

Estate No. 137751

150262 (7-24,7-31,8-7)

KEITH 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. 137668

150264 (7-24,7-31,8-7)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PRISCILLA I BOSWELL

Notice is given that Veronica Hamlin, whose address is 7801 Westover Ln, Clinton, MD 20735, was on July 10, 2025 appointed Personal Representative of the estate of Priscilla I Boswell who died on June 25, 2025 with a will.

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

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

VERONICA HAMLIN
Personal Representative

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

Estate No. 137899

150259 (7-24,7-31,8-7)

ERIC C BALMA
Personal Representative

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

Estate No. 137850

150260 (7-24,7-31,8-7)

LEGALS

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

Stephanie L. Royal
The Royal Legal Group, LLC
9841 Washingtonian Blvd
Suite 200
Gaithersburg, MD 20878
301-275-9973

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BESSIE HOGAN
AKA: BESSIE MAE HOGAN

Notice is given that Ebonee Lyons, whose address is 5511 US 280, Ste 223, Birmingham, AL 35242, was on July 11, 2025 appointed Personal Representative of the estate of Bessie Hogan, who died on November 18, 2024 without a will.

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

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

EBONEE LYONS
Personal Representative

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

Estate No. 137841

150265 (7-24,7-31,8-7)

STEPHANIE L. ROYAL, ESQUIRE
Personal Representative

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

Estate No. 136982

150266 (7-24,7-31,8-7)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DORIS T HITE
AKA: DORIS TOLBERT HITE

Notice is given that Tawanna Huntley Watson, whose address is 11404 Fort Saratoga Ct, Fort Washington, MD 20744-4269, was on July 15, 2025 appointed Personal Representative of the estate of Doris T Hite who died on March 27, 2025 with a will.

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

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

TAWANNA HUNTLEY WATSON
Personal Representative

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

Estate No. 137793

150261 (7-24,7-31,8-7)

SHARON V CAESAR
Personal Representative

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

Estate No. 137852

150267 (7-24,7-31,8-7)

LEGALS

Richard L. Gershberg
11419 Cronridge Drive, Suite 7
Owings Mills, MD 21117
(410) 654-3850

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

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PAUL OH

Notice is given that Catherine Oh, whose address is 4627 5th Street NW, Washington, DC 20011, was on July 9, 2025 appointed personal representative of the small estate of Paul Oh, who died on October 27, 2024 without a will.

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

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

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

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

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

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

CATHERINE OH
Personal Representative

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

Estate No. 137715

150256 (7-24)

PATRICIA GARRETTSON
Personal Representative

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

Estate No. 134367

150255 (7-24)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GERALD ANTHONY DAVIS

Notice is given that JAEQUAN BURGESS DAVIS, whose address is 5305 Konrad Dr, Temple Hills, MD 20748-2417, was on July 15, 2025 appointed Personal Representative of the estate of Gerald Anthony Davis, who died on March 19, 2025 without a will.

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

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

JAEQUAN BURGESS 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. 137612

150269 (7-24,7-31,8-7)

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOSEPH MICHAEL COMBS

Notice is given that Patricia Garrettson, whose address is 8402 Bumford Ave, North Fort, FL 34287-1914, was on August 7, 2024 appointed personal representative of the small estate of Joseph Michael Combs, who died on July 24, 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.

PATRICIA GARRETTSON
Personal Representative

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

Estate No. 134367

150255 (7-24)

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

LEGALS

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

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

In Re: GUARDIANSHIP OF:
ANGELA J.

Case No. C-16-JV-25-000223
CROSS-REFERENCE WITH:
C-16-JV-23-000893

NOTICE BY PUBLICATION
TO FATHER

To: JOHN DOE

Relationship: FATHER

You are hereby notified that a guardianship case has been filed in the Circuit Court for Prince George’s County, Maryland, case number C-16-JV-25-000223. All persons who believe themselves to be the parents of a female child born on the 21st day of November 2023, at White Oak Medical Center in Montgomery County, Maryland to Hedrasks Jimenez, natural mother, aged 26 years old at time of birth, 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

150279 (7-24)

The Prince George’s Post

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LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
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)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

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

Notice is given that Shayla Fegans, whose address is 1628 W St SE, Washington, DC 20020, was on June 27, 2025 appointed Personal Representative of the estate of Michael Lee Fegans, who died on May 10, 2025 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 27th day of December, 2025.

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

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

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

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

SHAYLA FEGANS
Personal Representative

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

Estate No. 137796

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

LEGALS

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. Pasquinelli 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.

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. Pasquinelli 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

Estate No. 137469

150270 (7-24,7-31,8-7)

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LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
MARIA ANTIOTTE BURNS

Notice is given that LATOYA CRUMP, whose address is 2219 N Van Dorn St Apt T1, Alexandria, VA 22304-1082, was on June 26, 2025 appointed Personal Representative of the estate of Maria Antiotte Burns, who died on July 1, 2024 without a will.

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

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

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

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

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

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

LATOYA CRUMP
Personal Representative

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

Estate No. 135390

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

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
DAVID EMMANUEL KING

Notice is given that Deborah E Baker, whose address is 40690 Kavanagh Road, Mechanicsville, MD 20659, was on July 14, 2025 appointed personal representative of the small estate of David Emmanuel King who died on April 10, 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 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.

DEBORAH E BAKER
Personal Representative

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

Estate No. 133298

150254 (7-24)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
ADAMA JAH

Notice is given that Isatu Samura, whose address is 1506 Twinleaf Ln, Odenton, MD 21113, was on July 15, 2025 appointed personal representative of the small estate of Adama Jah, who died on March 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.

ISATU SAMURA
Personal Representative

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

Estate No. 137534

150257 (7-24)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

In The Estate Of:
STEVE SANTIAGO BAUTISTA
Estate No.: 134292

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Rebecca Campbell 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 25, 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

150258 (7-24,7-31)

LEGALS

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)

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.

Mary Elizabeth Mincey, Personal Representative for the Estate of Irene M. Baldwin
4903 Church Road
Bowie, MD 20720

Defendant

In the Circuit Court for Prince George’s County, Maryland
Case No. CAEF21-16565

Notice is hereby given this 17th 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 18th 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 18th day of August, 2025.

The Report of Sale states the amount of the foreclosure sale price to be \$614,570.36. The property sold herein is known as 4903 Church Road, Bowie, MD 20720.

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

True Copy—Test:
Mahasin El Amin, Clerk
150274 (7-24,7-31,8-7)

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