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Legal Record*

LEGALS

ORDER OF POSTING

VERGIE ROBINSON

Plaintiff,

vs.

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)

ORDER OF PUBLICATION

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

Plaintiff

vs.

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)

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)

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

LEGALS

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED
REAL PROPERTY

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 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 \$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, nor 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

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.

LEGALS

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

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

12212 APACHE TEAR CIRCLE
LAUREL, MD 20708

By authority contained in a Deed of Trust dated March 29, 2013 and recorded in Liber 34575, Folio 85, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$266,000.00, and an interest rate of 3.125%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex–If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

AUGUST 19, 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 \$23,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/ HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

150284 (7-31,8-7,8-14)

LEGALS

CITY OF DISTRICT HEIGHTS
PUBLIC NOTICE

City of District Heights will be installing stop sign monitoring systems in accordance with §21–707.1 of the Maryland Transportation Article and Town Ordinance DH 23-03. These monitors will be located at; District Heights Parkway & Rochelle Ave., Kipling Parkway & Council Dr., Mason St. & Kipling Parkway, Kipling Parkway & Mason St., Marbury Dr. & Kipling Parkway NW, and Marbury Dr. & Kipling Parkway SE. Ticketing for violations will begin on August 15, 2025. Violations for a stop sign infraction will be \$40. For questions regarding this program, you can reach the city offices at 301-336-1402 or visit www.districtheights.org

150281 (7-31)

LEGALS

NOTICE OF REPORT OF SALE

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

Plaintiff

v.

Renee Turlington-Tolliver and Johnny L. Tolliver Jr.

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland Civil Case No. C-16-CV-25-001663

NOTICE is hereby given this 21st 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 by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 21st day of August, 2025 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 21st day of August, 2025.

The Report of Sale states the amount of the foreclosure sale to be \$ 60,539.53. The property sold herein is One 410,000/330,785,000 fractional fee simple undivided Designated Vacation Ownership Interest (the “Designated VOI”) in the 16 Standard VOI Units numbered 307, 407, 507, 607, 622, 1001, 1002, 1005, 1007, 1009, 1011, 1013, 1015, 1017, 1021, and 1022 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the “Timeshare Project”) as described in “Declaration of Condominium for Capital Cove at National Harbor, a Condominium” dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George’s County, Maryland (“Land Records”) in Liber 31006, folio 457 et seq., (the “Declaration”) with one or more plats attached (the “Plats”), (the Declaration and the Plats, collectively, the “Timeshare Declaration”).

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

True Copy—Test:
Mahasin El Amin, Clerk
150286 (7-31,8-7,8-14)

LEGALS

NOTICE

District Court of Maryland for Prince George’s County
Case no. 050200213752020

Serene Townhouse Village Condominium Association, Inc.
c/o: CM Law, 7875 Belle Point Drive Greenbelt, MD 20770

Plaintiff

v.

Roberto Garcia
7916 Riggs Road
Hyattsville, MD 20783

Defendant

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

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

Notice is herewith given that the sale of the property at 7916 Riggs Road, Hyattsville, MD 20783, that is described in a Deed recorded in Liber 26891, folio 335, among the Land Records of Prince George’s County.

The sale will be ratified unless cause to the contrary is shown on or before 8/21/2025 (30 days after the date of this notice). A copy of this Notice will be published at least once a week in each of the three successive weeks before 8/21/2025, in one or more newspapers of general circulation in Prince George’s County. The report states the amount of the sale to be \$29,951.50.

The court signed this notice on 7/21/25.

150294 (7-31,8-7,8-14)

NOTICE OF REPORT OF SALE

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

Plaintiff

v.

Beatrice E. Nelson and Joseph Nelson Jr.

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland Civil Case No. C-16-CV-25-001659

NOTICE is hereby given this 21st 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 by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 21st day of August, 2025 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 21st day of August, 2025.

The Report of Sale states the amount of the foreclosure sale to be \$ 48,952.14. The property sold herein is One 400,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the “Timeshare Project”) as described in “Declaration of Condominium for Capital Cove at National Harbor, a Condominium” dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George’s County, Maryland (“Land Records”) in Liber 31006, folio 457 et seq., (the “Declaration”) with one or more plats attached (the “Plats”), (the Declaration and the Plats, collectively, the “Timeshare Declaration”).

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

True Copy—Test:
Mahasin El Amin, Clerk
150287 (7-31,8-7,8-14)

NOTICE

District Court of Maryland for Prince George’s County
Case no. 050200304952016

Olde Towne Village Condominium c/o: CM Law, 7875 Belle Point Drive Greenbelt, MD 20770

Plaintiff

v.

Lateef S. Rogers
242 Harry S. Truman Drive Upper Marlboro, MD 20774

Defendant

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

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

Notice is herewith given that the sale of the property at 1877 South Addison Road, District Heights, MD 20747, that is described in a Deed recorded in Liber 14226, folio 00695, among the Land Records of Prince George’s County.

The sale will be ratified unless cause to the contrary is shown on or before 8/21/2025 (30 days after the date of this notice). A copy of this Notice will be published at least once a week in each of the three successive weeks before 8/21/2025, in one or more newspapers of general circulation in Prince George’s County. The report states the amount of the sale to be \$33,946.06.

The court signed this notice on 7/21/25.

150295 (7-31,8-7,8-14)

LEGALS

NOTICE OF REPORT OF SALE

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

Plaintiff

v.

Bradley Lowery and Catherine Lowery

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland Civil Case No. C-16-CV-25-001656

NOTICE is hereby given this 21st 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 by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 21st day of August, 2025 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 21st day of August, 2025.

The Report of Sale states the amount of the foreclosure sale to be \$ 26,486.57. The property sold herein is One 200,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the “Timeshare Project”) as described in “Declaration of Condominium for Capital Cove at National Harbor, a Condominium” dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George’s County, Maryland (“Land Records”) in Liber 31006, folio 457 et seq., (the “Declaration”) with one or more plats attached (the “Plats”), (the Declaration and the Plats, collectively, the “Timeshare Declaration”).

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

True Copy—Test:
Mahasin El Amin, Clerk
150288 (7-31,8-7,8-14)

LEGALS

TOWN OF UNIVERSITY PARK LEGISLATIVE RESOLUTION 25-O-04

On July 21, 2025, the Common Council adopted, and on July 21, 2025, the Mayor signed, Legislative Resolution 25-O-04, to amend the Fiscal Year 2026 Budget to create a new IV “Town Committee Expenses” line item under General Government and transfer funds from the General Government line item 6026-01, “Community Events”; “Meadow Day”; from Public Works line item 6235-02, “Park Landscape Maintenance”; “Sustainability Committee”; and from the “Grants and Donations”, line item 6152-01 “Senior Programs – Helping Hands”; to the new “IV Town Committee Expenses” line items 6256-01, “Senior Programs – Helping Hands”; 6256-02, “Sustainability Committee – Meadow Day; and 6256-03, “Tree Planting”.

A copy of the Legislative Resolution shall be posted on the entrance to the University Park Town Hall, 6724 Baltimore Avenue, University Park, MD 20782, until August 1, 2025. The ordinance will take effect on August 10, 2025, unless petitioned to referendum in a manner prescribed by law.

MAYOR AND COMMON COUNCIL
TOWN OF UNIVERSITY PARK
By: Laurie K. Morrissey, Mayor

Suellen M. Ferguson, Esq.
Town Attorney

150321 (7-31)

LEGALS

NOTICE OF REPORT OF SALE

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

Plaintiff

v.

Beatrice P. Flowers

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland Civil Case No. C-16-CV-25-001655

NOTICE is hereby given this 21st 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 by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 21st day of August, 2025 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 21st day of August, 2025.

The Report of Sale states the amount of the foreclosure sale to be \$ 66,293.43. The property sold herein is One 749,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the “Timeshare Project”) as described in “Declaration of Condominium for Capital Cove at National Harbor, a Condominium” dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George’s County, Maryland (“Land Records”) in Liber 31006, folio 457 et seq., (the “Declaration”) with one or more plats attached (the “Plats”), (the Declaration and the Plats, collectively, the “Timeshare Declaration”).

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

True Copy—Test:
Mahasin El Amin, Clerk
150289 (7-31,8-7,8-14)

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

LEGALS

NOTICE OF REPORT OF SALE

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

Plaintiff

v.

David Moore

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland Civil Case No. C-16-CV-25-002764

NOTICE is hereby given this 21st 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 by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 21st day of August, 2025 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 21st day of August, 2025.

The Report of Sale states the amount of the foreclosure sale to be \$ 485.47. The property sold herein is One 52,500/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the “Timeshare Project”) as described in “Declaration of Condominium for Capital Cove at National Harbor, a Condominium” dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George’s County, Maryland (“Land Records”) in Liber 31006, folio 457 et seq., (the “Declaration”) with one or more plats attached (the “Plats”), (the Declaration and the Plats, collectively, the “Timeshare Declaration”).

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

True Copy—Test:
Mahasin El Amin, Clerk
150292 (7-31,8-7,8-14)

LEGALS

NOTICE OF REPORT OF SALE

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

Plaintiff

v.

Carol Jo H. Eick, Trustee of Carol Jo H. Eick Trust Under Agreement Dated April 16, 2020

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland Civil Case No. C-16-CV-25-001654

NOTICE is hereby given this 21st 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 by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 21st day of August, 2025 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 21st day of August, 2025.

The Report of Sale states the amount of the foreclosure sale to be \$ 55,285.78. The property sold herein is One 484,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the “Timeshare Project”) as described in “Declaration of Condominium for Capital Cove at National Harbor, a Condominium” dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George’s County, Maryland (“Land Records”) in Liber 31006, folio 457 et seq., (the “Declaration”) with one or more plats attached (the “Plats”), (the Declaration and the Plats, collectively, the “Timeshare Declaration”).

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

True Copy—Test:
Mahasin El Amin, Clerk
150290 (7-31,8-7,8-14)

LEGALS

NOTICE OF REPORT OF SALE

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

Plaintiff

v.

Bertie F. Bowman

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland Civil Case No. C-16-CV-25-002762

NOTICE is hereby given this 21st 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 by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 21st day of August, 2025 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 21st day of August, 2025.

The Report of Sale states the amount of the foreclosure sale to be \$ 31,935.73. The property sold herein is One 206,500/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the “Timeshare Project”) as described in “Declaration of Condominium for Capital Cove at National Harbor, a Condominium” dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George’s County, Maryland (“Land Records”) in Liber 31006, folio 457 et seq., (the “Declaration”) with one or more plats attached (the “Plats”), (the Declaration and the Plats, collectively, the “Timeshare Declaration”).

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

True Copy—Test:
Mahasin El Amin, Clerk
150293 (7-31,8-7,8-14)

NOTICE OF REPORT OF SALE

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

Plaintiff

v.

Ima Jean Lynch and George Lynch

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland Civil Case No. C-16-CV-25-002770

NOTICE is hereby given this 21st 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 by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 21st day of August, 2025 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 21st day of August, 2025.

The Report of Sale states the amount of the foreclosure sale to be \$ 27,971.25. The property sold herein is One 400,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the “Timeshare Project”) as described in “Declaration of Condominium for Capital Cove at National Harbor, a Condominium” dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George’s County, Maryland (“Land Records”) in Liber 31006, folio 457 et seq., (the “Declaration”) with one or more plats attached (the “Plats”), (the Declaration and the Plats, collectively, the “Timeshare Declaration”).

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

True Copy—Test:
Mahasin El Amin, Clerk
150291 (7-31,8-7,8-14)

LEGALS

ORDER OF PUBLICATION BY POSTING

LATARA HENRY

VS.

KURT HENRY

In the Circuit Court for Prince George’s County, Maryland Case Number: C-16-FM-25-000417 Other Reference Number(s): C-16-FM-23-008762

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

That the Defendant, Kurt Henry is hereby notified that the Plaintiff, has filed PLAINTIFF’S AMENDED COMPLAINT FOR ABSOLUTE DIVORCE, CHILD CUSTODY, AND OTHER APPROPRIATE RELIEF naming him/her as the defendant and seeking the Divorce on the Grounds of 6-Month Separation and stating that the Defendant’s last known address is: 10909 Layton Street, Upper Marlboro, MD 20774, and therefore it is;

ORDERED, that this Order shall be posted at the Court House door in accordance with Maryland Rule 2-122(a)(1), said posting to be completed by the 21st day of August, 2025; and it is further;

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

ORDERED, said publication to be completed by the 21st 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 plaintiff shall serve defendant electronically through his regular active email address henrykurt@gmail.com), 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, KURT HENRY, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 20th 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
150268 (7-31,8-7,8-14)

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LEGALS

Cerissa M. O’Neal, Esq.
9500 Medical Center Drive
Suite 350
Largo, MD 20774
301-459-0400

Gregory A. Szoka, Esquire
STARK AND KEENAN, P.A.
30 Office Street
Bel Air, MD 21014
410-879-2222

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LAVERNE E. HAWKINS
AKA: LAVERNE ENID HAWKINS

Notice is given that Michele Hawkins, whose address is 8264 Canning Terrace, Greenbelt, MD 20770, was on July 21, 2025 appointed Personal Representative of the estate of LaVerne E. Hawkins, aka LaVerne Enid Hawkins 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 21st 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.

MICHELE HAWKINS
Personal Representative

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

Estate No. 137531

150301 (7-31,8-7,8-14)

LEGALS

NOTICE

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

Plaintiffs

vs.

Estate of Angelina A. Gamboa
AKA Angelina Azares Gamboa
and Salvador Azares Gamboa AKA
Salvador A. Gamboa

Defendants

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

CIVIL NO. C-16-CV-24-003633

ORDERED, this 21st day of July, 2025 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 8012 Fort Foote Road, Fort Washington, Maryland 20744 mentioned in these proceedings, made and reported by Laura H.G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 21st day of August, 2025 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 21st day of August, 2025, next.

The report states the amount of sale to be \$278,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

150285

(7-31,8-7,8-14)

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LEGALS

**THE ORPHANS’ COURT FOR
PRINCE GEORGE’S COUNTY,
MARYLAND**
P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
PAMELA M. ALLEN**
Estate No.: 133028

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Thomas J. Kokolis for judicial probate for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **August 21, 2025 at 10:30 A.M.**

This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

150300

(7-31,8-7)

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)

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)

LEGALS

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

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)

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

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 L OWENS,
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.

**PRINCE GEORGE’S COUNTY
GOVERNMENT**

**Board of License
Commissioners**

(Liquor Control Board)

REGULAR SESSION

AUGUST 6, 2025

- t/a Sabor Latino Restaurant, Luis R. Villatoro, President /Secretary/Treasurer, Class B, Beer, Wine and Liquor, Sabor Latino Restaurant, Inc,2338 University Blvd., Hyattsville, 20783. Request for a Special Entertainment Permit. - Represented by Robert Kim, Esquire.
- t/a La Caverna Seafood Sport Bar & Grill, Dinora Valladares, President, Jorge Menendez Colucho, Secretary, Class B(BLX), Beer, Wine and Liquor, JVER Group, LLC, 1500-B University Blvd. E, Hyattsville, 20783. Request for a Special Entertainment Permit.
- t/a Marley’s Bar & Grill, Brandon Austin, Board Manager, Class B(DD), Beer, Wine and Liquor, Marley’s Bar & Grill Inc., 6450 American BLVD, Hyattsville, 20782. Request for a Special Entertainment Permit.

A virtual hearing will be held via Zoom at 7:00 p.m. on Wednesday, August 6, 2025. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC’s website at <http://bolc.mypgc.us>, or you may email BLC@co.pg.md.us to request the link. Letters of Support or Oppositions should be submitted to our office at least 5 days prior to the day of the hearing. Additional information may be obtained by contacting the Board’s Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest:
Terence Sheppard
Director
July 16, 2025

150275

(7-24,7-31)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
VERALEE M HEDRICK

Notice is given that Susan E Hedrick, whose address is 6825 Ingraham St, Riverdale, MD 20737-1707, was on July 22, 2025 appointed Personal Representative of the estate of Verallee M Hedrick who died on March 9, 2025 with a will.

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

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

SUSAN E HEDRICK
Personal Representative

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

Estate No. 138033

150307 (7-31,8-7,8-14)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MIRIAM G. GULDIN

Notice is given that Richard W. Guldin, whose address is 2447 Hidden Valley Lane, Silver Spring, MD 20904, was on July 21, 2025 appointed Personal Representative of the estate of Miriam G. Guldin who died on May 11, 2025 with a will.

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

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

RICHARD W. GULDIN
Personal Representative

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

Estate No. 137679

150308 (7-31,8-7,8-14)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WILEY RAYMOND CONDIT

Notice is given that William Stapler, whose address is 3604 41st Ave, Colmar Manor, MD 20722-1905, was on July 18, 2025 appointed Personal Representative of the estate of Wiley Raymond Condit who died on January 26, 2025 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 18th 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.

WILLIAM STAPLER
Personal Representative

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

Estate No. 137085

150309 (7-31,8-7,8-14)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DYMOND JEWEL

Notice is given that Jonathan Collins, whose address is 3905 23rd Pl, Temple Hills, MD 20748, and Jada Collins, whose address is 619 River Bend Rd, Fort Washington, MD 20744-5544, were on July 17, 2025 appointed Co-Personal Representatives of the estate of Dymond Jewel who died on May 3, 2025 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 17th day of January, 2026.

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

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

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

JONATHAN COLLINS
JADA COLLINS
Co-Personal Representatives

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

Estate No. 137872

150311 (7-31,8-7,8-14)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DWIGHT JOHNSON

Notice is given that Damon Johnson, whose address is 2214 Iverson St, Temple Hills, MD 20748-7009, was on July 21, 2025 appointed Personal Representative of the estate of Dwight Johnson who died on December 24, 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 21st 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.

DAMON JOHNSON
Personal Representative

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

Estate No. 136546

150310 (7-31,8-7,8-14)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
OLASUNKANMI BELLO

Notice is given that Wasiu Bello, whose address is 6025 Hawthorne St, Cheverly, MD 20785-3140, was on July 22, 2025 appointed Personal Representative of the estate of Olasunkanmi Bello, who died on April 12, 2025 without a will.

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

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

WASIU BELLO
Personal Representative

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

Estate No. 137760

150317 (7-31,8-7,8-14)

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
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 SHEMAPP
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)

K. Alice Young, Esquire
Nusinov Smith, LLP
2800 Quarry Lake Drive, Suite 160
Baltimore, MD 21209
410-554-3600

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, 2025 with a will.

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

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

Marla Roeser
9100 Falls Road
Potomac, MD 20854
301-842-8894

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WILLIAM J KNEVAL

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

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 1st day of January, 2026.

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

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

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

CHERYL CAPELL
Personal Representative

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

Estate No. 137427

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

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)

NOTICE

Notice is hereby given to the public that pursuant to Article XI-E of the Maryland Constitution, Section 4-304 of the Local Government Article of the Annotated Code of Maryland, the Board of Commissioners of The Town of Upper Marlboro, Maryland, in a public meeting assembled on July 22, 2025, duly adopted Charter Amendment Resolution No. 02-2025. The following section of the Town Charter was amended:

RESOLUTION OF THE BOARD OF COMMISSIONERS AMENDING VARIOUS SECTIONS, OF THE CHARTER OF THE TOWN OF UPPER MARLBORO TO ALTER THE FORM OF GOVERNMENT FOR THE TOWN OF UPPER MARLBORO FROM A BOARD OF COMMISSIONERS FORM OF GOVERNMENT TO A COUNCIL-MANAGER FORM OF GOVERNMENT, CHANGE COUNCIL TERMS TO FOUR (4) YEARS, TO ADD A RECALL PROVISION, AND TO MAKE OTHER NON SUBSTANTIVE AMENDMENTS.

The amendments shall become effective and be considered a part of the Charter of the Town of Upper Marlboro on September 10, 2025, unless on or before August 31, 2025, there shall be presented to the Board of Commissioners of the Town of Upper Marlboro, or mailed to it by registered mail, a petition requesting that the proposed amendment be submitted to referendum to the voters of Town of Upper Marlboro.

Further information may be obtained from the Town Administrator’s Office at Town Hall, 14211 School Lane between the hours of 9 a.m. and 5 p.m., Monday through Friday.

Clayton A. Anderson
Town Administrator

150320 (7-31,8-7,8-14,8-21)

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
PRINCE
GEORGE’S POST

Call
301-627-0900

Fax
301-627-6260

SUBSCRIBE
TODAY!

LEGALS

Karl L. Chen
9701 Apollo Drive, Suite 381
Largo, Maryland 20774
301-358-3981

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MILDRED M. JOYCE

Notice is given that Sharon J. McMillan, whose address is 9592 Ft. Foote Road, Fort Washington, MD 20744, was on July 17, 2025 appointed Personal Representative of the estate of Mildred M. Joyce who died on May 14, 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 17th 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.

SHARON J. MCMILLAN
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 137859
150304 (7-31.8-7.8-14)

Frank S. Baldino, Esq.
Lerch, Early & Brewer, Chtd.
7600 Wisconsin Ave., Ste 700
Bethesda, MD 20814
(301) 657-0175

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**BRINDA GILMORE WRIGHT
AKA BRINDA G. WRIGHT
AKA BRINDA WRIGHT**

Notice is given that LaMont A. Wright, whose address is 12408 James Madison Ln, Glenn Dale, MD 20769, was on July 16, 2025 appointed Personal Representative of the estate of Brinda Gilmore Wright, AKA Brinda G. Wright, AKA Brinda Wright, who died on September 2, 2024 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 16th 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.

LAMONT A WRIGHT
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 137849
150313 (7-31.8-7.8-14)

Nancy L. Miller
Nancy L. Miller & Mark C. Miller, Attorneys
8808 Old Branch Ave
Clinton, MD 20735
301-868-2350

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARTHA ANN FULLER

Notice is given that Cheryl Lynn Fuller, whose address is 6608 Tall Oak Drive, Temple Hills, MD 20748, was on July 17, 2025 appointed Personal Representative of the estate of Martha Ann Fuller who died on June 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 17th 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.

CHERYL LYNN FULLER
Personal Representative
CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 137983
150305 (7-31.8-7.8-14)

LEGALS

Sandra R. Burton Stalzer, Esq.
5257 Buckeystown Pike, Suite 470
Frederick, MD 21704
(301) 850-2792

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MAURICE C SHAW

Notice is given that Michelle Shaw, whose address is 108 Blueridge Ct, Stafford, VA 22554, was on July 17, 2025 appointed Personal Representative of the estate of Maurice C Shaw, who died on March 16, 2025 without a will.

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

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

MICHELLE SHAW
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 137975
150314 (7-31.8-7.8-14)

LEGALS

Pamela R. Chaney, Esq.
Pamela R. Chaney Esq. LLC
1206 Frederick Road
Catonsville, MD 21228
410-245-0691

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
NORMA PERRY

Notice is given that Dana Lee Payne, whose address is 48 Trimble Ave, Martinsburg, WV 25404, was on July 17, 2025 appointed Personal Representative of the estate of Norma Perry who died on December 8, 2024 with a will.

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

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

DANA LEE PAYNE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 137979
150306 (7-31.8-7.8-14)

LEGALS

Rick Todd
5850 Waterloo Road, Suite 140
Columbia, MD 21045
443-720-7500

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RONALD MATTHEW GUTH

Notice is given that Lori Marie Gordon, whose address is 812 Queen Drive, West Chester, PA 19380, was on July 18, 2025 appointed Personal Representative of the estate of Ronald Matthew Guth, who died on February 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 18th 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.

LORI MARIE GORDON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 137727
150315 (7-31.8-7.8-14)

Christopher A. Aragona, Esq.
Oxon Hill Professional Building
6130 Oxon Hill Road, Suite 100
Oxon Hill, Maryland 20745
301-567-1100

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HELEN PRITCHETT

Notice is given that Debra Davis, whose address is 7607 Bethal Dr, District Heights, MD 20747, was on July 22, 2025 appointed Personal Representative of the estate of Helen Pritchett, who died on May 31, 2025 without a will.

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

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

DEBRA 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. 137994
150312 (7-31.8-7.8-14)

Nancy L. Miller
Nancy L. Miller & Mark C. Miller, Attorneys
8808 Old Branch Avenue
Clinton, MD 20735
(301) 868-2350

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SHARON Y. BIVENS

Notice is given that Mark C. Bivens II, whose address is 82 South Brow Street, E. Providence, RI 02914, was on July 17, 2025 appointed Personal Representative of the estate of Sharon Y. Bivens, who died on April 12, 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 17th 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.

MARK C. BIVENS II
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 137981
150316 (7-31.8-7.8-14)

LEGALS

ORDER OF PUBLICATION

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

DAWNIA L. RICHARDS,
ASHLEY M. TAYLOR,
NATIONAL HARBOR OWNERS
ASSOCIATION, 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 155 POTOMAC PSG, #606

AND

Unknown Owner of the property 155 POTOMAC PSG, #606 described as follows: Property Tax ID 12-3977139 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-25-004046

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:

Unit 606 & Parking Space No 172, 309.0000 Sq.Ft. & Imps. One National Harbor, Assmt \$280,000 Lib 48814 Fl 188 Unit 606, and assessed to Richards Dawnia L Etal. 12 3977139, 000155 Potomac Psge, Unit 606, Oxon Hill, Md 20745

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 28th 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 22nd day of August, 2025, warning all persons interested in the property to appear in this Court by the 30th 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

150324 (7-31.8-7.8-14)

LEGALS

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)

MECHANIC’S LIEN
SALE

Freestate Lien & Recovery Inc will sell at public auction the following vehicles / vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George’s County Courthouse, 14735 Main Street, specifically at the entrance to the Duvall Wing, Upper Marlboro MD 20772 at 04:00 P.M on 08/15/2025. Purchaser of the vehicle(s) must have it inspected as provided in Transportation Code of Maryland. The following may be inspected during normal business hours at the locations below. All parties claiming interest in the following may contact Freestate Lien & Recovery Inc, at 410-867-9079.

LOT#10493
2016 ACURA
VIN# 19UDE2F74GA011785
MJ’S COLLISION CENTER & AUTO REPAIR
2801 W. BELVEDERE AVE
BALTIMORE

LOT#10696
2012 HONDA
VIN# 5FNyf4H57CB014573
KENILWORTH AUTO CLINIC
4835 KENILWORTH AVE
HYATTSVILLE

LOT#10723
2002 MITSUBISHI
VIN# JA4LS21H02J005746
HANOVER SERVICE INC
7898 RIDGE RD
HANOVER

LOT#10725
2007 CHRYSLER
VIN# 1FMCU0JD2HUD16518
ATTYASC LLC, DBA
ODENTON SUNOCO
1433 ANNAFOLIS RD
ODENTON

LOT#10726
2014 RAM
VIN# 1C6RR7GT4ES269689
DARCARS CHRYSLER JEEP
DODGE OF SILVER SPRING
3110 AUTOMOBILE BLVD
SILVER SPRING

LOT#10727
2021 RAM
VIN# 1C6RREBG2MN574846
DARCARS CHRYSLER JEEP
DODGE OF SILVER SPRING
3110 AUTOMOBILE BLVD
SILVER SPRING

LOT#10728
2023 JEEP
VIN# 1C4RJKBG9P8823094
DARCARS CHRYSLER JEEP
DODGE OF SILVER SPRING
3110 AUTOMOBILE BLVD
SILVER SPRING

LOT#10729
2017 NISSAN
VIN# JN1B1JCR0HW142267
SULTAN & FAHAD INC DBA:
CENTRAL AVENUE CROWN
8410 CENTRAL AVE
LANDOVER

LOT#10730
2018 NISSAN
VIN# 1N4AL3AP1JC223050
SULTAN & FAHAD INC DBA:
CENTRAL AVENUE CROWN
8410 CENTRAL AVE
LANDOVER

LOT#10731
2017 NISSAN
VIN# JN8AT2MV1HW253077
IAD AUTO INC
2000 BRIGHTSEAT RD
LANDOVER

LOT#10732
2020 KIA
VIN# 5XYPG4A31LG680578
IAD AUTO INC
2000 BRIGHTSEAT RD
LANDOVER

LOT#10733
2017 HYUNDAI
VIN# 5XYZU3LB9HG397658
IAD AUTO INC
2000 BRIGHTSEAT RD
LANDOVER

LOT#10734
2016 KIA
VIN# KNDJP3A53G7847138
KENILWORTH AUTO CLINIC
4835 KENILWORTH AVE
HYATTSVILLE

LOT#10735
2017 FORD
VIN# 1FMCU0GDHXHUE95950
KOONS FORD OF BALTIMORE
6970 SECURITY BLVD
BALTIMORE

PUBLIC SALE

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

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

150332 (7-31.8-7)



The Prince George’s Post
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LEGALS

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

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)

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
HOLLINS KES DAVIS

Notice is given that Keith Davis, whose address is 4532 Eads Place NE, Washington, DC 20019, was on July 15, 2025 appointed Personal Representative of the estate of Hollins Kes Davis, who died on February 23, 2023 without a will.

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

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.

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)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
KAREN ELIZABETH BALMA

Notice is given that Eric C Balma, whose address is 1405 Fernhill Ct, District Heights, MD 20747-1713, was on July 15, 2025 appointed Personal Representative of the estate of Karen Elizabeth Balma who died on December 4, 2020 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.

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

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
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
EDWARD EARL IVEY JR.

Notice is given that Stephanie L. Royal, Esquire, whose address is 9841 Washingtonian Blvd Suite 200, Gaithersburg, MD 20878, was on July 15, 2025 appointed Personal Representative of the estate of Edward Earl Ivey Jr, who died on June 14, 2022 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.

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ESTHER BARNOR

Notice is given that Sands Barnor, whose address is 9805 Passage Dr, Upper Marlboro, MD 20772-4544, was on July 18, 2025 appointed Personal Representative of the estate of Esther Barnor, who died on July 5, 2024 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 18th 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.

SANDS BARNOR
Personal Representative

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

Estate No. 137549

150318 (7-31,8-7,8-14)

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)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WILLIE MAE BROWN

Notice is given that Barbara Elaine Brown, whose address is 8703 Ritchboro Rd, District Heights, MD 20747, was on July 17, 2025 appointed Personal Representative of the estate of Willie Mae Brown, who died on May 5, 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 17th 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.

BARBARA ELAINE BROWN
Personal Representative

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

Estate No. 137892

150319 (7-31,8-7,8-14)

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LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ROBERT GENE WILLIAMS

Notice is given that Margie Thompson, whose address is 17503 Sabrina Tr, Derwood, MD 20855, was on July 17, 2025 appointed personal representative of the small estate of Robert Gene Williams who died on May 13, 2025 with a will.

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

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

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

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

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

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

MARGIE 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. 137990
150297 (7-31)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HAROLD MAURICE LUCAS

Notice is given that Jacqueline L. Lucas, whose address is 16422 Elipse Ter, Bowie, MD 20716-3262, was on July 22, 2025 appointed personal representative of the small estate of Harold Maurice Lucas, who died on May 16, 2025 without a will.

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

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

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

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

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

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

JACQUELINE L LUCAS
Personal Representative

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

Estate No. 138037
150298 (7-31)

LEGALS

NOTICE OF INTENT TO DISPOSE OF
IMPOUNDED VEHICLES

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

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

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

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

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

| YEAR | MAKE | MODEL | VIN |
|--------|-----------|---------|--------------------|
| 2012 | Jeep | Compass | 1C4NJCBBXC661227 |
| 2011 | Infiniti | M37X | JN1BY1AR7BM373989 |
| 2008 | Acura | RDX | 5J8TB18588A012966 |
| 2003 | Buick | Century | 2G4W552J131295816 |
| 2014 | Chrysler | 200 | 1C3CCBAB1E1N124826 |
| 2014 | GMC | Terrain | 2GKALMEK8E6234158 |
| 2005 | Toyota | Camry | 4T1BE30K15U024946 |
| 2021 | Ford | Mustang | 1FATP8UH3M5115973 |
| 2015 | GMC | Terrain | 2GKALMEK0F6321165 |
| 2001 | Acura | CL | 19UYA424X1A013519 |
| 2012 | Hyundai | Elantra | 5NPDH4AE7CH101782 |
| 2001 | Chevrolet | Tahoe | 1GNEK13T31J156046 |
| 1997 | Nissan | Maxima | JN1CA21D2VM537429 |
| 2011 | Nissan | Altima | 1N4AL2AP3BC158794 |
| 2019 | Nissan | Altima | 1N4BL4EV0KC109285 |
| 150323 | | | (7-31) |

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: 8/11/2025.

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

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

2011 HYUNDAI SONATA MD 5DY7233 5NPEC4AC1BH236398
2018 BUICK REGAL NC JMV8689 W04GL6SXXJ1077676

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

2013 INFINITI M37X VA TDD3858 JN1BY1AR6DM600611
2011 INFINITI G25 MD 2FL5023 JN1DV6AR4BM650838
2020 FORD F-150 MD 9EG6527 1FTEW1E5XLF242290
2006 CHEVROLET EXPRESS VA ULJ5244 1GCGG25V461259863
2016 TOYOTA COROLLA MD 4FG2858 2T1BURHE6GC634172

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

2014 ACURA ILX MD 6EM3722 19VDE1F32EE007713
2018 DODGE CARAVAN MD 67964B 2C4RDGEG5JR145276
2018 NISSAN ALTIMA MD 5DY9749 1N4AL3AP4JC160333

150326 (7-31)

LEGALS

TOWN OF FAIRMOUNT HEIGHTS
PUBLIC NOTICE

Fairmount Heights will be installing stop sign monitoring systems in accordance with §21–707.1 of the Maryland Transportation Article and Town Ordinance FHO 05-24. These monitors will be located at: 60th Ave. & L St., Kolb St. & 56th Ave., Field Pl. & 60th Pl., 58th Ave. & J St. Ticketing for violations will begin on August 15, 2025. Violations for a stop sign infraction will be \$40. For questions regarding this program, you can reach the town offices at 301-925-8585 or visit www.fairmount-heightsmd.gov/

150280 (7-31)

LEGALS

TOWN OF MORNINGSIDE
PUBLIC NOTICE

The Town of Morningside will be installing a stop sign monitoring system in accordance with §21–707.1 of the Maryland Transportation Article and Town Ordinance 16-201.1. These monitors will be located at Morgan Rd at Marianne Dr SB. Ticketing for violations will begin on August 15, 2025. Violations for a stop sign infraction will be \$40. For questions regarding this program, you can reach the town offices at 301-736-2300 or visit www.morningsidemd.gov

150322 (7-31)

LEGALS

The following vehicle(s) have been taken into custody by the Revenue Authority of Prince George's County Abandon Vehicle Unit for violation of County Code Section 26-162: Abandoned vehicles prohibited.

The owner(s) of said vehicle(s) have the right to reclaim the vehicle within twenty-one (21) days after the date of notice upon payment of all parking violations and tow/ storage charges. The owner(s) have the right to contest the validity of the towing and storage of said vehicle(s) at any time within twenty-one (21) days of such notice by filing a request for hearing with the Revenue Authority of Prince George's County.

Failure to reclaim said vehicle(s) within twenty-one (21) days of such notice waives the owner(s) right of title and interest in the vehicle and is consent of sale/ salvage at public auction or salvage facility.

You must reclaim these vehicles by: 8/11/2025.

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

2009 CHEVROLET TAHOE MD A357970 1GNFK23099R239414

ANA TOWING
7820 MARLBORO PIKE
FORESTVILLE, MD 20747
301-736-7703

2003 MAZDA PROTEGE5 MD 7FE4657 JM1BJ245631152905
2016 LAND ROVER RANGE ROVER MD 0786F2 SALGS2KF9GA311994
2010 SCION XB DC FX1874 JTLZE4FE9A1117661

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

2004 JAGUAR XTYPE VA TRY3752 SAJEA51CX4WE17870

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

1968 CHEVROLET CAPRICE 166478Y134739
2001 BMW 300CI MD 8EF4304 WBA8553431JU81062
2007 HONDA ACCORD VA UDE1308 1HGCCM56817A034790
2014 VOLSKWAGEN JETTA 3VW2K7AJ2EM222169
1999 MITSUBISHI ECLIPSE MD 8AN5874 4A3AK34Y0XE046860
2013 FREIGHTLINER TRACTOR MD 0786F2 1FUJGLDR3DLBU1784 TRAILER
2002 BMW 330I MD 9CP9267 WBAEV53492KM19729
2020 FORD TRANSIT MD 4EX5954 1FBAXC280LKA14362

ABANDONED TRAILER
WHITE BOX TRALER
LOCATION:

12036 DISTRIBUTION DR, BELTSVILLE, MD 20705



ABANDONED TRAILER
ORANGE BOX TRAILER
LOCATION:

5100 LAWRENCE PL, HYATTSVILLE, MD 20781



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

2013 NISSAN SANTRA 3N1AB7AP8DL662116

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

2011 HYUNDAI GENESIS KMHGC4DF8BU133723

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

2009 MERCEDES-BENZGL450 MD 3AB6893 4JGBF71E29A445269
2012 FORD TRANSIT MD 7GA4737 NMOL56ANXC082484
2010 INFINITI G37XS VA B64478 JN1CV6AR2AM253168
2007 MERCEDES-BENZ E550 MD 1GH12847 WDBUF90XG67B176243
1996 FORD MUSTANG 1FALP444XTF123695
2012 NISSAN VERSA MD 6GP7715 3N1CN7AP3CL801339
2011 HYUNDAI ELANTRA DC GU9160 KMHDC8AE2BU106653

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

1989 CHEVROLET GMT-400 1GDCDC14K4KE210407
2015 BUICK LACROSS MD T99745201 1G4GB5G34FF267956
2008 HONDA CIVIC FL LXE43 2HCFG11288H151850
1990 NISSAN 300ZX 1N1RZ24A1X016213
2003 BUICK CENTURY 2G4W552JX31258697
2016 AUDI A6 FL RLQ583 WAUEFAFL0GNG010758

LEGALS

ABANDONED TRAILER
BLACK/WOOD HAND MADE TRAILER COVERED
LOCATION:
5500 JOEL LN, TEMPLE HILLS, MD 20748



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

2006 CHRYSLER 300 2C3KA53G16H1336759
1999 CHEVROLET SUBURBAN 3GNFK16R8XG172872

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

2011 BMW 525I MD 6BN3118 WBASP2C5XBC337703
2004 PONTIAC G6 1G2ZH361674275557
2002 TOYOTA CAMRY MD 2Z1639 JTDBF30K220022241
2016 CHEVROLET MALIBU 1G1ZE5ST5GF268863
1997 BUICK LASABRE VA XT758526 1G4HP52K3VH559279

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

2004 MERCEDES-BENZC230 WDBRF40J14F553103
2002 NISSAN QUEST 4N2ZN16T62D819734
2015 ACURA RDX 5J8TB4H5XFL013216

150325 (7-31)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ERMA JEAN MORGAN HOLMES

Notice is given that Daniel L. Holmes Jr, whose address is 1907 Callaway St, Temple Hills, MD 20748, was on July 22, 2025 appointed personal representative of the small estate of Erma Jean Morgan Holmes, who died on June 19, 2023 without a will.

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

All persons having any objection to the appointment 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.

DANIEL L HOLMES 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. 138052
150299 (7-31)

NOTICE TO CREDITORS OF
APPOINTMENT OF
FOREIGN PERSONAL
REPRESENTATIVE

NOTICE IS HEREBY GIVEN that the Orphan's court of Philadelphia county, Pennsylvania appointed Cary A. Smith, whose address is 51 N 3rd Street, Unit 322, Philadelphia, PA 19106, as the Executor of the Estate of Yvonne Caldwell who died on June 22, 2024 domiciled in Philadelphia PA.

The Maryland resident agent for service of process is Melanie Wimbush, whose address is 21611 Aquasco Road, Aquasco, MD 20608.

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.

Cary A. 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. 137469
150270 (7-24/7-31,8-7)

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

LEGALS

CITY OF GLENARDEN
PUBLIC NOTICE

The City of Glenarden will be installing stop sign monitoring systems in accordance with §21–707.1 of the Maryland Transportation Article and Ordinance O-11-2025. These monitors will be located at Smithview Place & Sir Michael Place, Gleanon Park & Sir Michael Place, Glenarden Parkway & Echols Ave NB, Glenarden Parkway & Johnson Ave NB, Glenarden Parkway & Fiske SB and Johnson Ave & Glenardan Pkwy WB. Ticketing for violations will begin on August 15, 2025. Violations for a stop sign infraction will be \$40. For questions regarding this program, you can reach the town offices at 301-773-2100 or visit <https://cityof-glenarden.org/>.

150282 (7-31)

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