

LEGALS

NOTICE

Richard E. Solomon  
Richard J. Rogers  
Michael McKeefery  
Christianna Kersey  
Kyle Blackstone  
Jason Murphy  
Jason Beers  
Brandon Ewing  
1099 Winterson Road, Suite 301  
Linthicum Heights, MD 21090  
Substitute Trustees,  
Plaintiffs

v.

Alfred J. Szczerbicki, Esq, Personal  
Representative for the Estate of  
Julius A. Brinkley  
9200 Edwards Way, Apt 212  
Hyattsville, MD 20783

Defendant

**In the Circuit Court for Prince  
George’s County, Maryland  
Case No. C-16-CV-25-001313**

Notice is hereby given this 4th day  
of August, 2025, by the Circuit  
Court for Prince George’s County,  
that the sale of the property men-  
tioned in these proceedings, made  
and reported, will be ratified and  
confirmed, unless cause to the con-  
trary thereof be shown on or before  
the 4th day of September, 2025, pro-  
vided a copy of this notice be pub-  
lished in a newspaper of general  
circulation in Prince George’s  
County, once in each of three succes-  
sive weeks before the 4th day of  
September, 2025.

The Report of Sale states the  
amount of the foreclosure sale price  
to be \$127,336.00. The property sold  
herein is known as 9200 Edwards  
Way, Apt 212, Hyattsville, MD  
20783.

MAHASIN EL AMIN  
Clerk of the Circuit Court  
Prince George’s County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
150365 (8-7,8-14,8-21)

LEGALS

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 Es-  
tate of Yvonne Caldwell who died  
on June 22, 2024 domiciled in  
Philadelphia PA.

The Maryland resident agent for  
service of process is Melanie Wim-  
bush, whose address is 21611  
Aguasco 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 de-  
livers to the creditor a copy of this  
published notice or other written no-  
tice, notifying the creditor that the  
claim will be barred unless the cred-  
itor presents the claim within two  
months from the mailing or other de-  
livery 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)

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.

Lesina Martin  
7959 Riggs Road, Unit 1  
Hyattsville, MD 20783

Defendant

**In the Circuit Court for Prince  
George’s County, Maryland  
Case No. C-16-CV-24-002888**

Notice is hereby given this 4th day  
of August, 2025, by the Circuit Court  
for Prince George’s County, that the  
sale of the property mentioned in  
these proceedings, made and re-  
ported, will be ratified and con-  
firmed, unless cause to the contrary  
thereof be shown on or before the  
4th day of September, 2025, pro-  
vided a copy of this notice be pub-  
lished in a newspaper of general  
circulation in Prince George’s  
County, once in each of three succes-  
sive weeks before the 4th day of Sep-  
tember, 2025.

The Report of Sale states the  
amount of the foreclosure sale price  
to be \$128,017.59. The property sold  
herein is known as 7959 Riggs Road,  
Unit 1, Hyattsville, MD 20783.

MAHASIN EL AMIN  
Clerk of the Circuit Court  
Prince George’s County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
150359 (8-7,8-14,8-21)

NOTICE

Richard E. Solomon  
Richard J. Rogers  
Michael McKeefery  
Christianna Kersey  
Kyle Blackstone  
Jason Murphy  
Jason Beers  
Brandon Ewing  
1099 Winterson Road, Suite 301  
Linthicum Heights, MD 21090  
Substitute Trustees,  
Plaintiffs

v.

Sean Nixon  
7104 Donnell Place Apartment A5  
Forestville, MD 20747

Defendant

**In the Circuit Court for Prince  
George’s County, Maryland  
Case No. C-16-CV-25-001869**

Notice is hereby given this 4th day  
of August, 2025, by the Circuit  
Court for Prince George’s County,  
that the sale of the property men-  
tioned in these proceedings, made  
and reported, will be ratified and  
confirmed, unless cause to the con-  
trary thereof be shown on or before  
the 4th day of September, 2025, pro-  
vided a copy of this notice be pub-  
lished in a newspaper of general  
circulation in Prince George’s  
County, once in each of three succes-  
sive weeks before the 4th day of  
September, 2025.

The Report of Sale states the  
amount of the foreclosure sale price  
to be \$74,140.59. The property sold  
herein is known as 7104 Donnell  
Place Apartment A5, Forestville,  
MD 20747.

MAHASIN EL AMIN  
Clerk of the Circuit Court  
Prince George’s County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
150366 (8-7,8-14,8-21)

**PRINCE GEORGE’S COUNTY  
GOVERNMENT**

**Board of License  
Commissioners**

(Liquor Control Board)  
REGULAR SESSION

AUGUST 19, 2025

NOTICE IS HEREBY GIVEN: that  
applications have been made with  
the Board of License Commissioners  
for Prince George’s County, Mary-  
land for the following alcoholic bev-  
erage licenses in accordance with  
the provisions of the Alcoholic Bev-  
erage Article.

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

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

Chris Zhu, Managing  
Member/Authorized Person, for a  
Class B(BLX), Beer, Wine, and  
Liquor for the use of Live K NH,  
LLC, t/a Live K Karaoke National  
Harbor, 137 National Plaza #200,  
Oxon Hill, 20745.

Hao Lin, President, for a Class  
B(BLX), Beer, Wine, and Liquor for  
the use of Crafty Crab Bowie, Inc.,  
t/a Crafty Crab Bowie, 6800 Race  
Trace Road, Bowie, 20715.

**A virtual hearing will be held via  
Zoom at 10:00 a.m. on Tuesday, Au-  
gust 19, 2025. If you would like to  
attend, the link to the virtual hear-  
ing will be available one week  
prior on the BOLC’s website at  
http://bolc.mypgc.us or you may  
email BL.C@co.pg.md.us to request  
the link. Letters of Support or Op-  
positions 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  
301-853-9980.**

**BOARD OF LICENSE COMMISSIONERS**

Attest:  
Terence Sheppard  
Director  
August 1, 2025

150355 (8-7,8-14)

NOTICE

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

vs.

Cornell Haskins and  
Connie Haskins  
Defendants

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

**CIVIL NO. C-16-CV-24-001960**

ORDERED, this 4th day of Au-  
gust, 2025 by the Circuit Court of  
PRINCE GEORGE’S COUNTY,  
Maryland, that the sale of the prop-  
erty at 3013 Rainbird Court, District  
Heights, Maryland 20747 men-  
tioned in these proceedings, made  
and reported by Laura H.G. O’Sul-  
livan, et al., Substitute Trustees, be  
ratified and confirmed, unless cause  
to the contrary thereof be shown on  
or before the 4th day of September,  
2025 next, provided a copy of this  
notice be inserted in some newspa-  
per published in said County once  
in each of three successive weeks  
before the 4th day of September,  
2025, next.

The report states the amount of  
sale to be \$261,000.00.

MAHASIN EL AMIN  
Clerk of the Circuit Court  
Prince George’s County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
150368 (8-7,8-14,8-21)

LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**LANA JOYCE ROUSSEAU**

Notice is given that Adrian  
Rousseau, whose address is 1001  
5th Street, Laurel, MD 20707, was on  
July 28, 2025 appointed Personal  
Representative of the estate of Lana  
Joyce Rousseau, who died on Octo-  
ber 29, 2024 without a will.

Further information can be ob-  
tained by reviewing the estate file in  
the office of the Register of Wills or  
by contacting the personal represen-  
tative or the attorney.

All persons having any objection  
to the appointment (or to the pro-  
bate of the decedent’s will) shall file  
their objections with the Register of  
Wills on or before the 28th day of  
January, 2026.

Any person having a claim against  
the decedent must present the claim  
to the undersigned personal repre-  
sentative or file it with the Register  
of Wills with a copy to the under-  
signed, 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 ob-  
tained from the Register of Wills.

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

Estate No. 137934  
150352 (8-7,8-14,8-21)

NOTICE

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

v.

Stephanie R. Layton  
2101 Ramblewood Drive  
District Heights, MD 20747

Defendant

**In the Circuit Court for Prince  
George’s County, Maryland  
Case No. C-16-CV-23-005871**

Notice is hereby given this 4th day  
of August, 2025, by the Circuit  
Court for Prince George’s County,  
that the sale of the property men-  
tioned in these proceedings, made  
and reported, will be ratified and  
confirmed, unless cause to the con-  
trary thereof be shown on or before  
the 4th day of September, 2025, pro-  
vided a copy of this notice be pub-  
lished in a newspaper of general  
circulation in Prince George’s  
County, once in each of three succes-  
sive weeks before the 4th day of  
September, 2025.

The Report of Sale states the  
amount of the foreclosure sale price  
to be \$367,500.00. The property sold  
herein is known as 2101 Ramble-  
wood Drive, District Heights, MD  
20747.

MAHASIN EL AMIN  
Clerk of the Circuit Court  
Prince George’s County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
150367 (8-7,8-14,8-21)

LEGALS

**PRINCE GEORGE’S COUNTY  
GOVERNMENT**

**BOARD OF LICENSE  
COMMISSIONERS**

**NOTICE OF  
PUBLIC HEARING**

Applications for the following al-  
coholic beverage licenses will be ac-  
cepted by the Board of License  
Commissioners for Prince George’s  
County on August 28, 2025, will be  
heard on October 28, 2025. Those li-  
censes are:

Class B, Beer, Wine and Liquor –  
17 BL 216, 17 BL 217, 17 BL 218, 17  
BL, 219

Class B, BH, BLX, CI, DD, BCE,  
AE, B(EC), Beer, Wine and Liquor  
License, Class B, ECF/D5, Beer,  
Wine and Liquor - On Sale; Class  
B, BW, (GC), (DH), Beer and Wine;  
Class B, RD, Liquor License, all  
Class C Licenses/On Sale, Class  
D(NH), Beer and Wine

A virtual hearing will be held via  
Zoom on Wednesday, October 8,  
2025, at 7:00 p.m. If you would like  
to attend, the link to the virtual  
hearing will be available one week  
prior on the BOLC’s website at  
http://bolc.mypgc.us or you may  
email BL.C@co.pg.md.us to request  
the link. The Board will consider the  
agenda as posted that day.

**BOARD OF LICENSE COMMISSIONERS**

Attest:  
Terence Sheppard  
Director  
August 1, 2025

150354 (8-7,8-14)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**AUDREY D SAVOY**

Notice is given that Russell A  
Savoy, whose address is 10929 Bri-  
dle Path Circle, Waldorf, MD 20601,  
was on July 25, 2025 appointed Per-  
sonal Representative of the estate of  
Audrey D Savoy, who died on Feb-  
ruary 17, 2025 without a will.

Further information can be ob-  
tained by reviewing the estate file in  
the office of the Register of Wills or  
by contacting the personal represen-  
tative or the attorney.

All persons having any objection  
to the appointment (or to the pro-  
bate of the decedent’s will) shall file  
their objections with the Register of  
Wills on or before the 25th day of  
January, 2026.

Any person having a claim against  
the decedent must present the claim  
to the undersigned personal repre-  
sentative or file it with the Register  
of Wills with a copy to the under-  
signed, 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 ob-  
tained from the Register of Wills.

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

Estate No. 136512  
150353 (8-7,8-14,8-21)

*Serving*  
**Prince George’s  
County**  
*Since 1932*

LEGALS

ORDER OF PUBLICATION

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

vs.

THE ESTATE OF PATRICIA R.  
ROWLES,  
PRINCE GEORGE’S COUNTY,  
MARYLAND

AND

All persons having or claiming to  
have an interest in the property sit-  
uate and lying in Prince George’s  
County and known as 10 WHIST PL

AND

Unknown Owner of the property 10  
WHIST PL described as follows:  
Property Tax ID 18-2088755 on the  
Tax Roll of Prince George’s County,  
the unknown owner’s heirs, de-  
visees, and personal representatives  
and their or any of their heirs, de-  
visees, executors, administrators,  
grantees, assigns, or successors in  
right, title and interest in the prop-  
erty.

Defendants

**IN THE CIRCUIT COURT OF  
MARYLAND FOR  
PRINCE GEORGE’S COUNTY  
CASE NO.: C-16-CV-25-004228**

The object of this proceeding is to  
secure the foreclosure of all rights of  
redemption in the following prop-  
erty 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:

6,250.0000 Sq.Ft. & Imps. Maryland  
Park Fowler’s Addition Blk 4, Lots  
6 & 7, Assmt \$201,500 Lib 42253 Fl  
081, and assessed to Rowles Patricia  
R.  
18 2088755, 000010 Whist Pl, Capitol  
Heights, Md 20743

The Complaint states, among  
other things, that the amounts nec-  
essary 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 Depart-  
ment of Assessments and Taxation  
on the date of the sale) from the  
date of sale has expired.

It is thereupon this 4th day of Au-  
gust, 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 be-  
fore the 29th day of August, 2025,  
warning all persons interested in the  
property to appear in this Court by  
the 6th day of October, 2025 and re-  
deem the property described above  
and answer the Complaint or there-  
after a Final Judgment will be en-  
tered 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  
150364 (8-7,8-14,8-21)

LEGALS

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**RUTH L TOSSIE**  
**AKA: RUTH IRENE LESTER TOSSIE**

Notice is given that Angelique  
Tossie, whose address is 4525 Thor-  
oughbred Dr, Upper Marlboro, MD  
20772-9120, was on December 23,  
2024 appointed personal represen-  
tative of the small estate of Ruth L  
Tossie who died on November 7,  
2023 with a will.

Further information can be ob-  
tained by reviewing the estate file in  
the office of the Register of Wills or  
by contacting the personal represen-  
tative 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 pub-  
lication 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 repre-  
sentative or file them with the Reg-  
ister 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.

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

Estate No. 135812  
150338 (8-7)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**PATRICIA LYNN LESEFSKE**

Notice is given that Christopher  
Lesefske, whose address is 12939 Old  
Fort Rd, Fort Washington, MD 20744,  
was on July 28, 2025 appointed Per-  
sonal Representative of the estate of  
Patricia Lynn Lesefske who died on  
June 1, 2023 with a will.

Further information can be ob-  
tained by reviewing the estate file in  
the office of the Register of Wills or  
by contacting the personal represen-  
tative or the attorney.

All persons having any objection  
to the appointment (or to the pro-  
bate of the decedent’s will) shall file  
their objections with the Register of  
Wills on or before the 28th day of  
January, 2026.

Any person having a claim against  
the decedent must present the claim  
to the undersigned personal repre-  
sentative or file it with the Register  
of Wills with a copy to the under-  
signed 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 ob-  
tained from the Register of Wills.

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

Estate No. 138034  
150346 (8-7,8-14,8-21)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**MATHILDA WILLIAMS**  
**AKA: MATHILDA ELIZABETH**  
**WILLIAMS**

Notice is given that Martha Ka-  
mara, whose address is 14603 Little  
Wynn Court, Brandywine, MD  
20613-3013, was on July 25, 2025 ap-  
pointed personal representative of  
the small estate of Mathilda  
Williams, who died on June 26, 2025  
without a will.

Further information can be ob-  
tained by reviewing the estate file in  
the office of the Register of Wills or  
by contacting the personal represen-  
tative 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 pub-  
lication 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 repre-  
sentative or file them with the Reg-  
ister 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.

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

Estate No. 138106  
150340 (8-7)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**DIANE M PEARSON**

Notice is given that Glenn E Pear-  
son Jr, whose address is 6808 97th  
Pl, Lanham, MD 20706-3602, was on  
July 25, 2025 appointed Personal  
Representative of the

LEGALS

**ORDER OF POSTING**

VERGIE ROBINSON Plaintiff,  
v.  
LARRY CARMICHAEL, et al. Defendants.

**In the Circuit Court of Maryland for Prince George’s County**  
**Case No: C-16-CV-25-001066**

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

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

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

**WHEREFORE**, for the foregoing reasons, it is this 16th day of July, 2025, by the Circuit Court for Prince George’s County, Maryland, that this Notice & Summons has been posted in the Prince George’s Circuit Count by a Sheriff, and sent to the Prince George’s Post for publication. Defendants have thirty days from the last date of posting to respond or a default judgement may be entered.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
150273 (7-24,7-31,8-7)

AMENDED  
NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
JACQUELINE MARIE MEDLEY

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

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

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

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

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

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

HEATHER HAY  
Personal Representative

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

Estate No. 133590  
150240 (7-24,7-31,8-7)

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

**ORDER OF PUBLICATION**

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

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

and

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

and

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

and

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

and

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

Defendants

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

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

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

The complaint states among other things that the amount necessary for redemption has not been paid. It is thereupon this 14th day of July, 2025, by the Circuit Court for Prince George’s County, Ordered, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George’s County once a week for three consecutive weeks, warning all persons interested in the property to appear in this Court by the 16th day of September 2025, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
150241 (7-24,7-31,8-7)

LEGALS

NOTICE

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

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

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

Notice is hereby given this 15th day of July, 2025, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 15th day of August 2025, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 15th day of August, 2025.

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

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

True Copy—Test:  
Mahasin El Amin, Clerk  
150272 (7-24,7-31,8-7)

LEGALS

**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)

*Proudly Serving*  
**Prince George’s County**  
*Since 1932*



LEGALS

COHN, GOLDBERG & DEUTSCH, LLC

1099 WINTERSON ROAD,SUITE 301  
LINTHICUM HEIGHTS, MD 21090  
www.cgd-law.com/sales

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED REAL PROPERTY

10133 ELLARD DRIVE  
LANHAM, MD 20706

By authority contained in a Deed of Trust dated January 3, 2007 and recorded in Liber 26808, Folio 728, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$495,000.00, and an interest rate of 3.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

AUGUST 26, 2025 AT 11:30 AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$39,000.00 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

150334(8-7,8-14,8-21)

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

11301 WYCOMBE PARK LANE  
GLENN DALE, MD 20769

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

AUGUST 12, 2025 AT 11:30 AM

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

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

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

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

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

Substitute Trustees

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

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

THE PRINCE GEORGE'S POST  
EARLY DEADLINES

Due to the observance of the Labor Day Holiday on Monday, September 1st, 2025, The Prince George’s Post Newspaper will have an early deadline for submission of ALL LEGAL ADVERTISEMENTS AND CANCELLATIONS of Noon on Thursday August 28, 2025 for the September 4th Edition. NO EXCEPTIONS

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC

1099 WINTERSON ROAD,SUITE 301  
LINTHICUM HEIGHTS, MD 21090  
www.cgd-law.com/sales

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED REAL PROPERTY

5104 WHITTINGTON LANE  
UPPER MARLBORO, MD 20772

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

AUGUST 12, 2025 AT 11:30 AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$55,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

Substitute Trustees

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

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

LEGALS

NOTICE

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

v.

Kimberly Williams, Personal Representative for the Estate of Et-tastine H. Williams  
11506 Lottsford Terrace  
Bowie, MD 20721  
Defendant

NOTICE

Richard E. Solomon  
Richard J. Rogers  
Michael McKeefery  
Christianna Kersey  
Kyle Blackstone  
Jason Murphy  
Jason Beers  
Brandon Ewing  
1099 Winterson Road, Suite 301  
Linthicum Heights, MD 21090  
Substitute Trustees,  
Plaintiffs

v.

Patricia H. Schneider  
12520 Knowledge Lane  
Bowie, MD 20715  
Defendant

In the Circuit Court for Prince George’s County, Maryland  
Case No. C-16-CV-24-001676

Notice is hereby given this 4th day of August, 2025, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 4th day of September, 2025, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 4th day of September, 2025.

The Report of Sale states the amount of the foreclosure sale price to be \$573,000.00. The property sold herein is known as 11506 Lottsford Terrace, Bowie, MD 20721.

In the Circuit Court for Prince George’s County, Maryland  
Case No. C-16-CV-25-002258

Notice is hereby given this 4th day of August, 2025, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 4th day of September, 2025, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 4th day of September, 2025.

The Report of Sale states the amount of the foreclosure sale price to be \$354,000.00. The property sold herein is known as 12520 Knowledge Lane, Bowie, MD 20715.

MAHASIN EL AMIN  
Clerk of the Circuit Court  
Prince George’s County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
150357(8-7,8-14,8-21)

MAHASIN EL AMIN  
Clerk of the Circuit Court  
Prince George’s County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
150361(8-7,8-14,8-21)

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC

1099 WINTERSON ROAD,SUITE 301  
LINTHICUM HEIGHTS, MD 21090  
www.cgd-law.com/sales

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED REAL PROPERTY

5308 CUMBERLAND STREET  
CAPITOL HEIGHTS, MD 20743

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

AUGUST 12, 2025 AT 11:30 AM

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

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

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

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

Substitute Trustees

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

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

LEGALS

NOTICE

Edward S. Cohn  
Stephen N. Goldberg  
Richard E. Solomon  
Richard J. Rogers  
Randall J. Rolls  
1099 Winterson Road, Suite 301  
Linthicum Heights, MD 21090  
Substitute Trustees,  
Plaintiffs

v.

Mahogany K. Hopkins  
37 Watkins Park Drive, Unit 19  
Upper Marlboro, MD 20774  
Defendant

NOTICE

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

v.

Edward Jenkins  
1522 5th Street  
Lanham, MD 20706  
Defendant

In the Circuit Court for Prince George’s County, Maryland  
Case No. C-16-CV-24-001438

Notice is hereby given this 4th day of August, 2025, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 4th day of September, 2025, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 4th day of September, 2025.

The Report of Sale states the amount of the foreclosure sale price to be \$212,245.24. The property sold herein is known as 37 Watkins Park Drive, Unit 19, Upper Marlboro, MD 20774.

In the Circuit Court for Prince George’s County, Maryland  
Case No. C-16-CV-23-001554

Notice is hereby given this 4th day of August, 2025, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 4th day of September, 2025, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 4th day of September, 2025.

The Report of Sale states the amount of the foreclosure sale price to be \$190,000.00. The property sold herein is known as 1522 5th Street, Lanham, MD 20706.

MAHASIN EL AMIN  
Clerk of the Circuit Court  
Prince George’s County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
150358(8-7,8-14,8-21)

MAHASIN EL AMIN  
Clerk of the Circuit Court  
Prince George’s County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
150360(8-7,8-14,8-21)

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: **8/18/2025.**

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

2023

HYUNDAI

ELANTRA VA TPT4836

KMHLM4AG6PU46089

JD TOWING

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

2015

JEEP

CHEEROKE VA TPG2973

1C4FJMC56FW777109

2013

HYUNDAI

ELANTRA VA THF8265

KMHDH4AEXDU723358

2010

FORD

EDGE VA WRD8764

2FMDK4KC3AB823703

2015

JEEP

WRANGLER OH JXQ2897

1C4BJWDGXD1.613697

150363(8-7)

Notice is hereby given that the City Council of the City of Glenarden, Maryland, at a regular meeting held on February 20, 2024, adopted Ordinance O-04-2024, titled:

“An Ordinance of the City of Glenarden for the Purpose of Amending Chapter 149, Vehicles and Traffic, Article II, Traffic Regulations”

The ordinance amended Chapter 149 of the City Code by repealing and reenacting §149-14.1, and adding §§149-14.2, -14.3, -14.4, and -14.5 to authorize and regulate the implementation of traffic monitoring systems, including speed monitoring systems in designated school zones and residential districts, and traffic signal (red-light) monitoring systems at specific intersections within the city.

Key provisions include:

- Definitions related to traffic monitoring systems
- Authority for the City to establish school zones and residential districts
- Guidelines for the installation and operation of speed and red-light cameras
- Civil penalties for violations captured by monitoring systems
- Administrative procedures, fines, and appeals processes

Designated areas include segments of Martin Luther King Jr. Highway, Glenarden Parkway, Brightseat Road, and Ardwick Ardmore Road, among others.

This ordinance took effect twenty (20) calendar days after adoption, pursuant to the Charter of City of Glenarden.

A complete copy of Ordinance O-04-2024 is available for public inspection at James R. Cousins, Jr. Municipal Center, 8600 Glenarden Parkway, Glenarden, MD 20706, during normal business hours. It may also be available on the City’s website at [www.cityofglenarden.org](http://www.cityofglenarden.org) or by contacting the City Clerk at (301) 322-1473.

150356(8-7,8-14)

LEGALS

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,  
  
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)

LEGALS

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)

LEGALS

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,  
  
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

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)

LEGALS

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,  
  
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., Assignee,  
  
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., Assignee,  
  
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., Assignee,  
  
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)

LEGALS

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,  
  
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

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
DOLLIE J MORINA-SMITH

Notice is given that Angela L Morina, whose address is 2333 Ashford Lane, Waldorf, MD 20603, was on July 14, 2025 appointed Personal Representative of the estate of Dollie J Morina-Smith who died on May 11, 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.

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.

ANGELA L MORINA  
Personal Representative  
  
CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE’S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
  
Estate No. 133575  
150347 (8-7,8-14,8-21)

THIS COULD  
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Call  
301-627-0900  
  
for a quote.



LEGALS

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

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)

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.

William Ellerbe

AND

Vonetta Ellerbe

12000 Berrybrook Terrace  
Upper Marlboro, MD 20772  
Defendants

**In the Circuit Court for Prince  
George’s County, Maryland  
Case No. CAEF22-00440**

Notice is hereby given this 29th 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 29th 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 29th day of August, 2025.

The Report of Sale states the amount of the foreclosure sale price to be \$365,750.00. The property sold herein is known as 12000 Berrybrook Terrace, Upper Marlboro, MD 20772.

MAHASIN EL AMIN  
Clerk of the Circuit Court  
Prince George’s County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
150336 (8-7,8-14,8-21)

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)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**SUSAN J. HARRIS**

Notice is given that Lawrence Reed Harris, III, whose address is 783 Ripley Court, Crownsville, MD 21032, was on July 2, 2025 appointed Personal Representative of the estate of Susan J. Harris who died on April 13, 2025 with a will.

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

All persons having any objection to the appointment (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, except if the decedent died before October 1, 1992, nine months from the date of the decedent’s death; or
- (2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

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

LAWRENCE REED HARRIS, III  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE’S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 137653  
150302 (7-31,8-7,8-14)

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.

LaChonne L. Stewart  
805 Darien Place  
Upper Marlboro, MD 20774  
Defendant

**In the Circuit Court for Prince  
George’s County, Maryland  
Case No. CAEF22-28369**

Notice is hereby given this 29th 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 29th 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 29th day of August, 2025.

The Report of Sale states the amount of the foreclosure sale price to be \$365,000.00. The property sold herein is known as 805 Darien Place, Upper Marlboro, MD 20774.

MAHASIN EL AMIN  
Clerk of the Circuit Court  
Prince George’s County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
150337 (8-7,8-14,8-21)

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)

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 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 Wim-bush, 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)

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  
**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

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  
**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)

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.

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.

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 In-  
graham St, Riverdale, MD 20737-  
1707, was on July 22, 2025 appointed  
Personal Representative of the estate  
of Veralée M Hedrick who died on  
March 9, 2025 with a will.

Further information can be ob-  
tained by reviewing the estate file in  
the office of the Register of Wills or  
by contacting the personal representa-  
tive or the attorney.

All persons having any objection  
to the appointment (or to the prob-  
ate 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 repre-  
sentative or file it with the Register  
of Wills with a copy to the under-  
signed 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 ob-  
tained 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)

LEGALS

Jeanne Richter  
3 Cleveland Ct  
Rockville, MD 20850

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
HARDY MERRILL COOK, III

Notice is given that Rebecca Cook,  
whose address is 18 Clyde Street,  
Belmont, MA 02478, was on July 25,  
2025 appointed Personal Representa-  
tive of the estate of Hardy Merrill  
Cook, III who died on June 24, 2025  
with a will.

Further information can be ob-  
tained by reviewing the estate file in  
the office of the Register of Wills or  
by contacting the personal representa-  
tive or the attorney.

All persons having any objection  
to the appointment (or to the prob-  
ate of the decedent’s will) shall file  
their objections with the Register of  
Wills on or before the 25th day of  
January, 2026.

Any person having a claim against  
the decedent must present the claim  
to the undersigned personal repre-  
sentative or file it with the Register  
of Wills with a copy to the under-  
signed 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 ob-  
tained from the Register of Wills.

REBECCA COOK  
Personal Representative

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

Estate No. 138085  
150343 (8-7,8-14,8-21)

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 Hid-  
den Valley Lane, Silver Spring, MD  
20904, was on July 21, 2025 ap-  
pointed Personal Representative of  
the estate of Miriam G. Guldin who  
died on May 11, 2025 with a will.

Further information can be ob-  
tained by reviewing the estate file in  
the office of the Register of Wills or  
by contacting the personal representa-  
tive or the attorney.

All persons having any objection  
to the appointment (or to the prob-  
ate 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 repre-  
sentative or file it with the Register  
of Wills with a copy to the under-  
signed 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 ob-  
tained 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)

Jessica L Walsh Esq  
181 Harry S Truman Pkwy  
Suite 200  
Annapolis, MD 21401  
410-266-9500

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
JOYCE ANN CULLEY  
AKA: JOYCE A CULLEY

Notice is given that Lisa Ann  
Wilburn, whose address is 3003  
Annabelle Pl, Bowie, MD 20716, and  
Wayne Lee Culley Jr, whose address  
is 12406 Seabury Ln, Bowie, MD  
20716, were on July 25, 2025 ap-  
pointed Co-Personal Representatives  
of the estate of Joyce Ann Culley  
who died on June 3, 2025 with a will.

Further information can be ob-  
tained by reviewing the estate file in  
the office of the Register of Wills or  
by contacting the co-personal repre-  
sentatives or the attorney.

All persons having any objection  
to the appointment (or to the prob-  
ate of the decedent’s will) shall file  
their objections with the Register of  
Wills on or before the 25th day of  
January, 2026.

Any person having a claim against  
the decedent must present the claim  
to the undersigned co-personal repre-  
sentatives or file it with the Regis-  
ter of Wills with a copy to the un-  
dersigned 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-per-  
sonal representatives mails or other-  
wise 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 ob-  
tained from the Register of Wills.

LISA ANN WILBURN  
WAYNE LEE CULLEY JR  
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. 137908  
150348 (8-7,8-14,8-21)

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 Sta-  
pler, 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 Jan-  
uary 26, 2025 with a will.

Further information can be ob-  
tained by reviewing the estate file in  
the office of the Register of Wills or  
by contacting the personal representa-  
tive or the attorney.

All persons having any objection  
to the appointment (or to the prob-  
ate 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 repre-  
sentative or file it with the Register  
of Wills with a copy to the under-  
signed 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 ob-  
tained 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)

Harrison C. Long, Esquire  
AIS No. 1212120191  
Johannesmeyer & Sawyer, PLLC  
252 Latitude Lane, Suite 102  
Lake Wylie, SC 29710  
803-396-3800

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
JULIUS HAWKINS, JR.

Notice is given that Taylor  
Hawkins, whose address is 19  
Clemson Court, Rockville, Mary-  
land 20850, was on July 23, 2025 ap-  
pointed Personal Representative of  
the estate of Julius Hawkins, Jr.,  
who died on November 26, 2024  
without a will.

Further information can be ob-  
tained by reviewing the estate file in  
the office of the Register of Wills or  
by contacting the personal representa-  
tive or the attorney.

All persons having any objection  
to the appointment (or to the prob-  
ate of the decedent’s will) shall file  
their objections with the Register of  
Wills on or before the 23rd day of  
January, 2026.

Any person having a claim against  
the decedent must present the claim  
to the undersigned personal repre-  
sentative or file it with the Register  
of Wills with a copy to the under-  
signed, 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 ob-  
tained from the Register of Wills.

TAYLOR 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. 137947  
150349 (8-7,8-14,8-21)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
JOSEPH ALLISON WASHINGTON  
AKA: JOSEPH A WASHINGTON

Notice is given that Michelle  
Spencer, whose address is 8427  
Avery Rd, Rosedale, MD 21237-1751,  
was on July 23, 2025 appointed Per-  
sonal Representative of the estate of  
Joseph Allison Washington who  
died on June 7, 2025 with a will.

Further information can be ob-  
tained by reviewing the estate file in  
the office of the Register of Wills or  
by contacting the personal representa-  
tive or the attorney.

All persons having any objection  
to the appointment (or to the prob-  
ate of the decedent’s will) shall file  
their objections with the Register of  
Wills on or before the 23rd day of  
January, 2026.

Any person having a claim against  
the decedent must present the claim  
to the undersigned personal repre-  
sentative or file it with the Register  
of Wills with a copy to the under-  
signed 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 ob-  
tained from the Register of Wills.

MICHELLE SPENCER  
Personal Representative

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

Estate No. 138060  
150344 (8-7,8-14,8-21)

LEGALS

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

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
KENDRA LEE ANDERSON

Notice is given that Erma Ander-  
son, whose address is 9814 Ridge  
Street, Lanham, MD 20706, was on  
July 28, 2025 appointed Personal  
Representative of the estate of  
Kendra Lee Anderson, who died on  
February 28, 2025 without a will.

Further information can be ob-  
tained by reviewing the estate file in  
the office of the Register of Wills or  
by contacting the personal representa-  
tive or the attorney.

All persons having any objection  
to the appointment (or to the prob-  
ate of the decedent’s will) shall file  
their objections with the Register of  
Wills on or before the 28th day of  
January, 2026.

Any person having a claim against  
the decedent must present the claim  
to the undersigned personal repre-  
sentative or file it with the Register  
of Wills with a copy to the under-  
signed, 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 ob-  
tained from the Register of Wills.

ERMA ANDERSON  
Personal Representative

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

Estate No. 138118  
150350 (8-7,8-14,8-21)

LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
ORCHID RENEE CURTIS  
HUGHLEY

Notice is given that Cameron  
Hughley, whose address is 6709  
Kipling Pkwy, District Heights, MD  
20747-2345, was on July 23, 2025 ap-  
pointed Personal Representative of  
the estate of Orchid Renee Curtis  
Hughley who died on April 5, 2025  
with a will.

Further information can be ob-  
tained by reviewing the estate file in  
the office of the Register of Wills or  
by contacting the personal representa-  
tive or the attorney.

All persons having any objection  
to the appointment (or to the prob-  
ate of the decedent’s will) shall file  
their objections with the Register of  
Wills on or before the 23rd day of  
January, 2026.

Any person having a claim against  
the decedent must present the claim  
to the undersigned personal repre-  
sentative or file it with the Register  
of Wills with a copy to the under-  
signed 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 ob-  
tained from the Register of Wills.

CAMERON HUGHLEY  
Personal Representative

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

Estate No. 137903  
150345 (8-7,8-14,8-21)

Yoseph Orshan Esq  
115 Sudbrook Lane Suite 206  
Baltimore, MD 21208  
410-205-5571

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
FREDDY TENAS SILVA

Notice is given that Edgar Tenas  
Gonzalez, whose address is 4 Wood-  
land Court Apt #101, Laurel, MD  
20707, was on April 25, 2024 ap-  
pointed personal representative of  
the small estate of Freddy Tenas  
Silva, who died on August 26, 2023  
without a will.

Further information can be ob-  
tained by reviewing the estate file in  
the office of the Register of Wills or  
by contacting the personal representa-  
tive 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 pub-  
lication 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 repre-  
sentative or file them with the Reg-  
ister of Wills with a copy to the un-  
dersigned 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.

EDGAR TENAS GONZALEZ  
Personal Representative

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

Estate No. 133259  
150339 (8-7)

ORDER OF PUBLICATION

SEAN JOHNSON

VS.

SEAUNDA EDGERTON

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

Case Number: CAD22-23610  
Other Reference Number(s):  
CAD22-24851

ORDERED, ON THIS 29th day of  
July, 2025, by the Circuit Court for  
Prince George’s County MD:

That the Defendant, Seaunda C.  
Edgerton is hereby notified that the  
Plaintiff, on January 19, 2025, filed a  
PETITION TO MODIFY CUSTODY  
naming him/her as the defendant  
and stating that the Defendant’s last  
known addresses are: 865 Green Or-  
chard Rd Apt #21, Glen Burnie MD  
21061 and 500 Indiana Ave NW,  
Washington D.C. 20001, and there-  
fore it is;

ORDERED, that in accordance  
with Maryland Rule 2-122(a), this  
Order shall be published at least  
once a week in each of three succes-  
sive weeks in one or more newspa-  
pers of general circulation  
published in Prince George’s  
County and provide proof of publi-  
cation to the Court, and it is further;

ORDERED, said publication to be  
completed by the 28th day of Au-  
gust, 2025; and it is further;

ORDERED, THAT THE DEFEN-  
DANT, SEAUNDA C. EDGERTON,  
IS HEREBY WARNED THAT FAIL-  
URE TO FILE AN ANSWER OR  
OTHER DEFENSE ON OR BEFORE  
THE 27th day of September, 2025,  
MAY RESULT IN THE CASE PRO-  
CEEDING 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  
150333 (8-7,8-14,8-21)

LEGALS

Cassandra R Beverly Esq  
137B Alice Ann St  
Bel Air, MD 21014-3636  
410-638-2397

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
BEVERLY A ALLEYNE

Notice is given that Charles Al-  
leyne, whose address is 699 Ocean  
Ave Apt 6A, Brooklyn, NY 11226,  
was on July 28, 2025 appointed per-  
sonal representative of the small es-  
tate of Beverly A Alleyne, who died  
on November 23, 2024 without a  
will.

Further information can be ob-  
tained by reviewing the estate file in  
the office of the Register of Wills or  
by contacting the personal representa-  
tive 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 pub-  
lication 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 repre-  
sentative or file them with the Reg-  
ister of Wills with a copy to the un-  
dersigned 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.

CHARLES ALLEYNE  
Personal Representative

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

Estate No. 136474  
150341 (8-7)

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LEGALS

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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:  
**ALEX RICHARDSON**  
Estate No.: 135043

NOTICE OF  
JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Laura A. Veney for judicial probate of the will dated 07/03/2024 and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **September 10, 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

150342 (8-7.8-14)

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# 5FNYY4H57CB014573  
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# 1CA9JKBG9P8823094  
DARCARS CHRYSLER JEEP  
DODGE OF SILVER SPRING  
3110 AUTOMOBILE BLVD  
SILVER SPRING

LOT#10729  
2017 NISSAN  
VIN# JN1BJ1CR0HW142267  
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  
Call 301-627-0900 Today!

Serving Prince George’s County Since 1932

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

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)

LEGALS

ROBIN RUCKER GAILLARD  
1401 Mercantile Lane, Suite 571  
Largo, MD 20774  
301-363-2933

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
CLARICE TAYLOR  
AKA: CLARICE W TAYLOR,  
CLARICE IRENE TAYLOR

Notice is given that Rodney L. Taylor, whose address is 7900 Beechnut Rd, Capitol Heights, MD 20743-4732, was on July 18, 2025 appointed Personal Representative of the estate of Clarice Taylor who died on February 3, 2025 with a will.

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

All persons having any objection to the appointment (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.

RODNEY L TAYLOR  
Personal Representative

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

Estate No. 137512

150303 (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)

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)

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)

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

NOTICE OF PUBLIC HEARING

The TOWN OF CAPITOL HEIGHTS, MARYLAND  
(Tax Exempt Lands, Located Generally East and North of the  
Present Municipal Boundaries of the Town of Capitol Heights)

NOTICE is hereby given by the Mayor and Council of the Town of Capitol Heights, Maryland that on July 21st, 2025 Annexation Resolution No. 01-2024-B (the “Resolution”), known as the 2024 Extension (Revised Phase 1) was introduced and read at a regular /special meeting of the Council of the Town of Capitol Heights (the “Town Council”) proposing and recommending that the boundaries of the Town of Capitol Heights be changed so as to annex to and include within the boundaries of the Town all that certain area of land therein identified as:

CERTAIN TAX-EXEMPT LAND LOCATED GENERALLY EAST AND NORTH OF THE PRESENT CORPORATE LIMITS OF THE TOWN OF CAPITOL HEIGHTS INCLUDING CERTAIN SEGMENTS OF PUBLIC RIGHT OF WAYS INCLUDING THE CAPITOL HEIGHTS PARK WITH PARCELS ALONG OR NEAR SUFFOLK AVENUE (CO RTE. 370) AND ROLLINS AVENUE (CO RTE. 369); AND INCLUDING BUT NOT LIMITED TO LAND FORMALLY KNOWN AS THE LYNDON HILLS ELEMENARY SCHOOL AND PARCELS NEARBY FRONTING ON YOLANDA AVENUE; AND LANDS SERVING AS THE CAPITOL HEIGHTS METRO STATION STRADDLING DAVEY STREET AND SITUATED SOUTH OF EAST CAPITOL STREET CONTAINING A TOTAL OF 87 ACRES OF SUB-DIVIDED LOTS OR PARCELS OR PARTS THEREOF MORE OR LESS AND INCLUDING ANY PUBLIC OR PRIVATE WAYS FOUND THEREIN AS FURTHER DESCRIBED IN THE ANNEXATION PLAN AND ANNEXATION RESOLUTION 01-2024-B.

The Resolution was initiated by the Town Council pursuant to §4-403 of the LG Art., of Md. Ann. Code. NOTICE is further hereby given by the Mayor and Council that it will hold a **PUBLIC HEARING** on said Resolution and the said annexation therein proposed and recommended on:

Monday, September 22, 2025  
at or about 7:00 o'clock P.M.

at 1 Capitol Heights Boulevard, Capitol Heights, MD 20743

aand that all interested persons are invited to attend said public hearing and present their views.

Conditions of proposed annexation are as follows:

1. The Town shall pay the costs in regard to said annexation, and all advertising, professional consultant and legal expenses related to the annexation. The owners of assessable and taxable property within the Annexation Property, if any, shall begin paying municipal property taxes immediately or within the upcoming fiscal year, as permitted by law. Currently all or a portion of real property located within the Annexation Area appears to be non-taxable and thereby is not now or in the immediate future may be subject to municipal tax on real property.

2. The Town will require that all necessary infrastructure and improvements, including, but not limited to, roads, stormwater management, sewer expansion and /or extensions and utility delivery systems, and all other facilities necessary to serve the proposed use shall be installed in accordance with sound engineering principles, and shall be subject to location, design, and construction approvals by the County and other applicable agencies.

3. Certain municipal services will be available to the Annexation Property upon annexation, subject to compliance with the Annexation Resolution and consistent with the Annexation Plan. Services not currently available will be extended to the Annexation Property in accordance with the aforesaid documents.

In accordance with the Local Government Article, §4-406, of the Annotated Code of Maryland (the “Maryland Code”), this Notice shall be published four (4) times, at consecutive weekly intervals, beginning on or about **August 6th, 2025**.

Notice is further hereby given by the Town Council that following such public hearing, the Town Council is empowered by law to enact said Resolution and, if so enacted, the Resolution provides that it shall take effect upon the forty-sixth (46th) day following passage, and that said resolution is further subject within such period to a Petition for Referendum by qualified voters of the municipality pursuant to the requirements of the Local Government Article, §4-409, et seq. of the Maryland Code.

The Resolution, including and together with the exhibits, plats and /or the map entitled a revised “Map of the 2024 Extension of the Town of Capitol Heights dated October 2024” prepared by Charles P. Johnson & Associates Inc. and certified by Steven William Jones, Professional Land Surveyor (No. 21072) bearing his professional seal, which is referenced and attached to said Resolution, and a metes and bounds description of the lands which are the subject of the annexation, and a proposed Annexation Plan are all incorporated by reference herein and are available for inspection at the Capitol Heights municipal building located at 1 Capitol Heights Boulevard, Capitol Heights, MD 20743 during regular office hours. Please consult all items or exhibits referenced and /or incorporated herein for an accurate and more detailed description of the Annexation Property.

By Authority of:

The Honorable Linda Monroe, Mayor, The Town of Capitol Heights, Maryland

150327 (8-7,8-14,8-21,8-28)

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

911 SHADY GLEN DRIVE  
CAPITOL HEIGHTS, MD 20743

By authority contained in a Deed of Trust dated March 21, 2009 and recorded in Liber 30510, Folio 28, modified by Loan Modification Agreement recorded on January 15, 2014, at Liber No. 35546, Folio 606, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$206,951.00, and an interest rate of 3.625%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

AUGUST 26, 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 \$19,000.00 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

150335 (8-7,8-14,8-21)

LEGALS

AWBF LAW, P.C.  
ATTORNEYS AND COUNSELORS AT LAW  
1401 Rockville Pike, Suite 650  
Rockville, MD 20852  
TELEPHONE (301) 738-7657  
TELECOPIER (301) 424-0124

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

Improved by premises known as  
as 714 Eucla Drive, Waldorf, MD 20601

By virtue of the power and authority contained in a Deed of Trust from JANIQUE F. MÜCKELVENE, dated March 29, 2017 and recorded in Liber 39429 at Folio 387 among the land records of PRINCE GEORGE’S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George’s County Courthouse Complex, Upper Marlboro Maryland on

FRIDAY, AUGUST 22, 2025 AT 3:05 P.M.

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

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

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

TERMS OF SALE: A deposit of \$10,500.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 4.50% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY,  
and ERICA T. DAVIS

Substitute Trustees, by virtue of Instrument recorded  
among the land records of Prince George’s County, Maryland

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

150330 (8-7,8-14,8-21)

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

12502 WOODSONG LANE  
MITCHELLVILLE, MD 20721

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

AUGUST 12, 2025 AT 11:30 AM

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

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

Potential Bidders: (For sale information, please visit www.Auction.com or call (800) 280-2832.

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

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

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

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: **8/18/2025**.

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

2006	NISSAN	ALTIMA			IN4AL11D26N422906
2001	FORD	MUSTANG	MD	8EX1496	1FAFP40441F203901
2000	BMW	528i			WBADM6342YGU27512
2003	VOLKSWAGEN	JETTA			3VWSE69M23M160186
1999	JEEP	CHEROKEE	DC	GS8470	1J4FF28S3XL504796
1995	ROCKLWOOD	TRAILER	MD	094905X	1RWTCT23C6SF008392
2008	TOYOTA	RAV4	VA	TFH2965	JTMZD33V485116479
2008	TOYOTA	RAV4			JTMBM31V086072673
2004	MERCEDES BENZ	C320			WDBRF64J34F513157
2009	KIA	SPECTRA	MD	8CB9286	KNAFE221995646129

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

2006	MAZDA	MPV			JM3LW28J650539838
2017	AUDI	A4	NC	HLF2687	WAUANAF49HN072333

ABANDONED TRAILER  
BLACK TRAILER WITH BLUE COVER AND PLASTIC, FILLED WITH DEBRIS  
LOCATION:  
8604 TEMPLE HILL RD, CLINTON, MD 20735



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

2009	TRAILER				4YMUL12129V032157
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CENTRAL HEAVY DUTY TOWING  
11 SE CRAIN HIGHWAY  
BOWIE, MARYLAND 20716  
301-390-9500

2008	VOLVO	S80			YV1A5982681049471
2006	KIA	SORENTO	MD	6CE9654	KNDJCT733X65547539
2000	CHEVROLET	SUBURBAN	DE	XX7264451	3GNKG26U4YG194402
2016	HYUNDAI	TUCSON	MD	7EA7456	KM8J3CA26GU048291
1985	INTERNATIONAL	MA025	MD	3GN3273	3HAMMAAL1FL587708
2016	ISUZU	NPR			JALB4W176G7F00968
1995	FORD	E350			1FDKE30F3SHB99495

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

1993	MERCEDES BENZ	190 E	MD	FJD728	WDBDA29D5PG035746
2007	LEXUS	ES350	MD	3CVH49	JTHBJ46G872094160

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

2014	INFINTI	Q50	MD	TR010519	JN1BV7ARXEM687295
2009	INFINTI	M35X	MD	T1381588	JNKCY01F79M852214
2009	NISSAN	MURANO	MD	4CX9391	JN8AZ18W59W142321

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

2003	MERCEDES-BENZ	ML 350	MD	8FM5856	4JGAB57E93A442041
2008	CHRYSLER	SEBRING	MO	D2095A	1C3LC65M28N243251
2009	PONTIAC	G6	GA	S2270490	1G2ZCG57B494170735
1999	FORD	EXPLORER			1FMU32X2XZA66915
2021	VOLKSWAGEN	TIGUAN	MD	4EM2541	3VV3B7A4X6MM048747

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

1990	NISSAN	300 ZX			JN1RZ24A4LX016213
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MCDONALD TOWING  
2917 52ND AVENUE  
HYATTSVILLE MD 20781  
301-864-4133

2006	TOYOTA	COROLLA			JTDBR32E360061554
2009	MINIBUSHI	LANCER	MD	7ED6947	JA3AU86W39U033792
2014	MERCEDES-BENZ	C250	MD	5DD5479	WDDGF4HBXEG246052
2013	MERCEDES-BENZ	C300	MD	2DW9759	WDDGF8AB9DA785880
2017	NISSAN	ROUGE	MD	7DR9994	KNMAT12MT19HP95395
2013	KIA	SORRENTO			5XYKT4A61DG316520
2002	BMW	X5	MD	23534CG	5UXFA53542LV73365
2008	TOYOTA	CAMRY	VA	TXW3876	4T1BE46K48U196101
2006	SAAB	5-SEP			YS3DE49G663503095

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

2005	CHEVROLET	EXPRESS			1GCCG25V851248962
2014	HONDA	CIVIC	MD	9CD5818	2HGFB2F57EH1548259
2006	MERCEDES-BENZ	CLS	VA	TPD3743	WDDDF75X56A048972
1993	CHEVROLET	CAMARO	MD	946320	2G1FP22P4P2124723
2008	CHEVROLET	HHR	NV	360R25	3GNCA53P98S676569
2011	HYUNDAI	SONATA			5NPEB4AC4BH016563
2018	FORD	CMAX			1FADP5CU6DL556011
2014	NISSAN	ALTIMA			IN4AL3AP3EN242161
2010	CHEVROLET	SUBURBAN	DE	XQ753248	1GNUKJ33AR129505
2006	CHEVROLET	TAHOE	MD	6BK8561	1GNKE13Z56R167675

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

2021	ACURA	ILX	VA	AFB1703	19UDE2F79MA003807
2013	HONDA	PILOT	MD	T1444590	5FN1FY4H159DB063176
2003	HONDA	ACCORD			1HGCM71673A027127
2001	CHEVROLET	SUBURBAN	VA	K25744	3GNFK16T11G151185
2014	FORD	FIESTA			3FADP4TJ3EM2212172
1995	HOINDA	CIVIC			1HGEG8642SL044725

150362 (8-7)

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