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NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **CHERYLLE G PRATT**

Notice is given that Amber Pratt, whose address is 6006 Joyce Drive, Temple Hills, MD 20748, was on July 29, 2025 appointed Personal Representative of the estate of Cherylle G Pratt who died on March 24, 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 neir objections with the Register of Wills on or before the 29th 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 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

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.

AMBER PRATT Personal Representative

other delivery of the notice.

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

Estate No. 138121 150395 (8-14,8-21,8-28)

Rick Todd Esa 5850 Waterloo Road, Suite 140

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

Columbia, MD 21045

443-720-7500

TO ALL PERSONS INTERESTED IN THE ESTATE OF JOHN KINYANJUI MUNGAI AKA: JOHN K MUNGAI

Notice is given that Dorcas Mungai, whose address is 12203 Cedarbook Ln, Laurel, MD 20708-2420, was on July 31, 2025 appointed Personal Representative of the estate of John Kinyanjui Mungai, who died on July 31, 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 31st 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 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.

> DORCAS MUNGAI Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729

UPPER MARLBORO, MD 20773-1729

Estate No. 136990 150399 (8-14,8-21,8-28)

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

P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of: OSCAR ESCOBAR CRUZ Estate No.: 134610

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Lou Mazzulli 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 **September 18**, 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

(8-14,8-21)

UPPER MARLBORO, MD 20773-1729 PHONE: (301) 952-3250

150385

NOTICE OF APPOINTMENT **NOTICE TO CREDITORS**

TO ALL PERSONS INTERESTED IN THE ESTATE OF LINDA GAY WILLIAMS

NOTICE TO UNKNOWN HEIRS

Notice is given that Rhonda Ann Reeves, whose address is 8126 Blue Finch Way, New Port Richey, FL 34653, was on August 1, 2025 appointed Personal Representative of the estate of Linda Gay Williams who died on August 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 represen-tative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 1st day of February 2004 ruary, 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.

RHONDA ANN REEVES Personal Representative

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

Estate No. 134613 150396 (8-14,8-21,8-28)

Veronica L Harsley-Dean Esq 1602 Village Market Blvd Suite 310 Leesburg, VA 20175

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

703 777-7101

TO ALL PERSONS INTERESTED IN THE ESTATE OF WALTER W FLEMING

Notice is given that Patricia Cress, whose address is 1026 Minnetonka Road, Severn, MD 21144, was on July 21, 2025 appointed Personal Representative of the estate of Walter W Fleming, who died on October 10, 2020 without a will.

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

All persons having any objection to the appointment (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 anuary, 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 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.

PATRICIA CRESS Personal Representative

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

Estate No. 119824

150398 (8-14,8-21,8-28)

LEGALS

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND BEFORE THE REGISTER OF WILLS

IN THE ESTATE OF: **BARBARA FACIOUS WATTS ESTATE NO: 134957**

PUBLIC NOTICE TO CAVEAT

To all persons interested in the above estate:

Notice is given that a petition to caveat has been filed by Linda Y. Williams challenging the will dated October 19, 2023.

You may obtain from the Register of Wills the date and time of any hearing on this matter.

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

Upper Marlboro, MD 20773 150386 (8-14,8-21) Maryland

150327

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF GLADYS CAMBREL CROCKETT

Notice is given that Meceshia Stewart, whose address is 3454 21st St SE, Washington, DC 20020, and Richard Cambrel, whose address is 8005 Grayden Ln, Brandywine, MD 20613, were on July 29, 2025 appointed Co-Personal Representatives of the estate of Gladys Cambrel Crockett who died on June 17, 2025

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.

with a will.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 29th day of 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.

MECESHIA STEWART RICHARD CAMBREL Co-Personal Representatives

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

<u>1503</u>97 (8-14,8-21,8-28)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF TERI LANETTE COATES

Notice is given that Tiffani Budd, whose address is 6216 Carters Ln, Riverdale, MD 20737-3222, was on July 31, 2025 appointed Personal Representative of the estate of Teri Lanette Coates, who died on February 22, 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 probate of the decedent's will) shall file their objections with the Register of Wills on or before the 31st 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

signed, on or before the earlier of the following dates: (1) Six months from the date of the

of Wills with a copy to the under-

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.

TIFFANI BUDD Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

Estate No. 137927 <u>150400</u> (8-14,8-21,8-28)

Estate No. 138136

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 EAS 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 COMMAND AS THE LYMPON HILLS BE EMPLIARY SCHOOL AND 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 ANNEXA-TION 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 Resolu-

tion 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 or real property. ject 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 doc-

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**

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,

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

ALD MICKENS, who died on April 12, 2025 without a will.

Notice is given that Michelle Goode, whose address is 1643 Henrico Arms St Apt A, Henrico, VA 23231-3806, was on July 30, 2025 appointed Personal Representative of the estate of STEWARD MCDON-

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

STEWARD MCDONALD MICKENS

IN THE ESTATE OF

Further information can be obtained 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 probate of the decedent's will) shall file their objections with the Register of Wills on or before the 30th 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 GOODE Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

150401

Estate No. 137445

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

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JAMES O POSEY SR

AKA: JAMES OLIVER POSEY SR Notice is given that Marquita Lynette Proctor, whose address is 2952 Bermuda Grass Loop, Virginia Beach, VA 23453-5571, was on August 5, 2025 appointed Personal Representative of the estate of JAMES O POSEY SR, who died on May 29, 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 5th day of February, 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 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.

MARQUITA LYNETTE PROCTOR Personal Representative

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

Estate No. 138217

150402 (8-14,8-21,8-28)

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

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. MUCKELVENE, 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 rati-

fication 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 pur-

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

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on February 5, 2010, a certain Deed of Trust was executed by Mary L. Hooker as Grantor(s) in favor of 1st Mariner Bank as Beneficiary, and Resource Real Estate Services, LLC as Trustee(s), and was recorded on February 16, 2010, in Book 31423, Page 23 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 February 23, 2017, and recorded on April 17, 2017, in Book 39426, Page 426, 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 August 20, 2024, was not made and remains wholly unpaid as of the date of this notice, and a Borrower has died and the Property is not the principal residence of at least one surviving Borrower, and no payment has been made sufficient to restore to the loan to currency; and

WHEREAS, the entire amount delinquent as of July 11, 2025 is \$403,151.54; 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 September 2, 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: 2917 Fairlawn Street, Temple Hills, MD 20748

Tax ID: 06-0468447

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

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 \$40,500.00 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 \$40,500.00 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 bi der may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a 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: July 14, 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"

All that property situate in Prince George's County, State of Maryland described as

Lot numbered Nine (9) in Block lettered "C" in the subdivision known as "Section 1. Colebrooke". as per plat recorded in Plat Book BB 8, Plat No. 18 among the Land Records of Prince George's County, Maryland.

LEGALS

Being the same lot or parcel of ground which by Deed dated 11/22/2002and recorded among the Land Records of Prince George's . County, State of Maryland, in Book 16552, Page 244, was granted and conveyed by Ira I.. Day, Jr., and Virgie C. Day, his wife tenants by the entirety, unto Mary L. Hooker.

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

150369

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

Plaintiffs

Defendant

NOTICE

1099 Winterson Road, Suite 301 Linthicum Heights, MD 21090 Substitute Trustees,

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 men-

tioned 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, pro-

vided a copy of this notice be published in a newspaper of general circulation in Prince George's

County, once in each of three succes-

sive weeks before the 4th day of

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

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

September, 2025.

True Copy—Test:

150361

LEGALS

Mahasin El Amin, Clerk

Richard E. Solomon

Richard J. Rogers

Michael McKeefery

Christianna Kersey Kyle Blackstone

Jason Murphy

Brandon Ewing

Patricia H. Schneider

Bowie, MD 20715

12520 Knowledge Lane

Jason Beers

v.

LEGALS

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,

Kimberly Williams, Personal Representative for the Estate of Ettastine H. Williams 11506 Lottsford Terrace

Bowie, MD 20721

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

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)

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,

Defendant

Mahogany K. Hopkins 37 Watkins Park Drive, Unit 19 Upper Marlboro, MD 2077

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.

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk

150358

NOTICE

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

Plaintiffs

Edward Jenkins 1522 5th Street Lanham, MD 20706

Defendant

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 150360 (8-7,8-14,8-21)

LEGALS

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

Notice is hereby given that the City Council of the City of Glenarden, Marvland, 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 oth-

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 or by contacting the City Clerk at (301) 322-1473.

150356 (8-7,8-14)

LEGALS

NOTICE OF INTENT TO DISPOSE OF **IMPOUNDED VEHICLES**

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

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

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

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

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

MODEI

<u>YEAR</u>	<u>MAKE</u>	MODEL	<u>VIN</u>
2014	Mazda	3	3MZBM1U78EM108538
2007	Chevrolet	Tahoe	1GNFC13047R297418
2009	Acura	MDX	2HNYD18684H532372
2008	Audi	A4	WAUDF78E18A134141
2012	Nissan	Altima	1N4AL2AP1CN491646
2003	Cadillac	Escalade	1GYEK63N13R160005
2021	Hyundai	Elantra	KMHLM4AG2MU069268
2012	Chevrolet	Malibu	1G1ZC5E00CF278749
2012	Nissan	Altima	1N4AL2AP9CN410764
2016	Nissan	Altima	1N4AL3AP4GC156730
2010	Hyundai	Accent	KMHCN4AC9AU462495
2018	Nissan	Altima	1N4AL3AP7JC187848
2003	Honda	Odyssey	5FNRL18093B070773
2005	Chevrolet	Tahoe	1GNEK13T25R139424
2007	Toyota	Corolla	1NXBR32E17Z883100
2003	Dodge	Neon	1B3ES56CX3D175840
2006	Ford	E250	1FTNE24L86DB18483
2016	Hyundai	Sonata	5NPE24AFXGH303228
2015	Ford	Edge	2FMTK3G98FBC29977
2001	Buick	Park Avenue	1G4CW54K814258261
2015	Dodge	Durango	1C4RDJDG6FC203006
2006	Lexus	ES300	JTHBA30G365146648
2008	Toyota	Rav4	JTMBD31V586055335
2013	Chrysler	200	1C3BCBFG8DN629406
2021	Subaru	Outback	4S4BTAMC8M3152330
2015	Jeep	Renegade	ZACCJADT0FPB66652

(8-14)150408

LEGALS

File No. 24-PG-AF-1001

ORDER OF PUBLICATION

MAKE

Audrey L. Farley C/o William M. O'Connell, Esquire Law Office of William M. O'Connell, LLC 124 South Street, Suite 4 Annapolis, MD 21401 Tel. (410) 230-1800,

Plaintiff

The Testate and Intestate Successors of Mary A. Mack, Deceased, and All Persons Claiming By, Through, or Under the Decedent, and Prince George's County, Maryland,

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

Aquasco, MD 20608

Legal Description: Lots 23, 24 5,482 Sq.Ft. Cedar Haven Blk 3 Property Account ID: 08-0837476 Deed Ref.: 3644/615 Assessed to: Mack, Pearle W. Jr. and Mary A.,

Defendants

In the Circuit Court for Prince George's County, Maryland Case Number: C-16-CV-25-004458

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, situate in Prince George's County and described as:

18604 Brook Trl, Aquasco, MD 20608 Legal Description: Lots 23, 24 5,482

Sq.Ft. Cedar Haven Blk 3 Property Account ID: 08-0837476 Deed Ref.: 3644/615 Assessed to: Mack, Pearle W. Jr. and

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has ex-

It is thereupon this 11th day of Au-

order in a newspaper having a general circulation in Prince George's County;

ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having a general circulation in Prince George's County once a week for three successive weeks, before the 5th day of September, 2025, warning all persons interested in the said properties to be and appear in this Court by the 14th day of October, 2025 and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosng all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encum-

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

True Copy—Test: Mahasin El Amin, Clerk <u>150420</u> (8-14,8-21,8-28)

1099 Winterson Road, Suite 301 Linthicum Heights, MD 21090 Substitute Trustees,

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

Plaintiffs

NOTICE

Richard E. Solomon

Richard J. Rogers Michael McKeefery

Christianna Kersey

Kevin Hildebeidel

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 20 vided 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 Él Amin, Clerk (8-7,8-14,8-21) 150337

NOTICE

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

Plaintiffs

Defendants

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

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,

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)

To Subscribe Call The Prince George's Post at

301-627-0900

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: 8/25/2025.

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

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

2006 NISSAN SENTRA MD 1CKZ96 3N1CB51D16L643543

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

2002 BUICK 2022 SURE-TRAC BOAT

PARK AVENUE

TRAILER BAYLINER 1G4CU541824133601 5IW2U222XN3349030 B1YA12CFG889

ABANDONED TRAILER BLACK FLAT TRAILER. VIN# 5JW2U222XN3349030. LOCATION:

2701 WHITNEY PL, DISTRICT HEIGHTS, MD 20747



ABANDONED BOAT WHITE AND BLUE BOAT FILLED WITH DEBRIS. ID B1YA12CFG889. LOCATION: 5330 ODELL RD, BELTSVILLE, MD 20705



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

2020	ACURA	TL	MD	2GJ5135	19UUA9F56AA006985
1997	GEO	PRISM	MD	893Z16	1Y1SK5285VZ439261
1996	HONDA	ACCORD	MD	253Z47	1HGCD5699TA215770
2009	MITSUBISH	I LANCER G	TS		JA3AU86WX9U034292
2017	JEEP. (GRAND CHEROK	EE		1C4RJFBG9HC902447
2001	INFINITI	I30			JNKCA31A31T017277
2009	FORD	F150	MD	94W689	1FTRW12869FA89341
2014	HONDA	ACCORD			1HGCR2F83EA180122
2013	HONDA	ACCORD			19UUA8F29DA005401
2004	MINI	COOPER			WMWRC33474TC5165
2012	FORD	FOCUS	MD	TR019520	1FAHP3F2XCL328043

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

2011	CHEVROLET	MALIBU	MD	7GD3752	1G1ZC5E13BF240603
2010	CADILLAC	SRX			3GYFNAEY9AS58593
2005	CHEVROLET	SILVERADO)		2GCEK13T351299975
	TRAILER				AC225769MD
	TRAILER				62220092301

ABANDONED TRAILER AND BOAT BLUE BOAT WITH NAVY BLUE LETTERS: MISS ANN ON A RUSTED HOMEMADE TRAILER VIN# AC225769MD LOCATION: 6509 HALLAM CT, UPPER MARLBORO, MD 20772



ABANDONED TRAILER ARMY GREEN CAMUFLAGE TRAILER. LOCATION: 8004 FERNHAM LN, FORESTVILLE, MD 20747



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

2000	FORD	EXPLORER			1FMZU63E2YZC61025
2000	TOYOTA	4RUNNER	MD	6Z2105	JT3HN87R5Y0303086
2011	CHEVROLET	EXPRESS		VAN3551	1GCWGFBA8B1151647
2020	NISSAN	MAXIMA	MD	5CW4533	1N4AA6CV1LC371561
2001	BMW	X5	MD	7BB9256	WBAFA53531LM888532
2009	INFINITI	G37	MD	8CC0075	JNKCV61E09M309032
2016	HONDA	CIVIC			2HGFC3B33GH351910
2007	TOYOTA	SIENNA	TX	KPD6851	5TDZK23C37S067279
2006	VOLVO	XC70			YV4SZ592661213597
2015	INFINITI	Q50			JN1BV7AR3FM398468
2002	DODGE	DAKOTA			1B7GG42N92S563727
2010	DODGE	CARAVAN	VA	THV6540	2D4RN3D13AR343344
2010	AUDI	Q5			WA1LKAFP3AA031881
2006	CHEVROLET	SILVERADO	OMD	4GG8526	3GCEC14V66G174796
2002	KIA	OPTIMA	MD	1EK0206	KNAGD126525128375
1995	CHEVROLET	CAPRICE	VA	TWN3937	1G1BL52W3SR103256
2003	CHRYSLER	CRUISER	DC	CJ8064	3C8FY68B73T543850
2003	FORD	RANGER			1FTYR44V83PA20823

LEGALS

ABANDONED TRAILER AND BOAT WHITE TRAILER FILLED WITH TIRES. TRAILER MODEL EVANS. ID 486101. TAG ME 0155856. LOCATION:

DOWER HOUSE RD AND BUTTERCUP LN **UPPER MARLBORO MD 20772**



ABANDONED TRAILER AND BOAT WHITE TRAILER FRUEHAUF LOCATION: DOWER HOUSE RD AND BUTTERCUP LN **UPPER MARLBORO MD 20772**



ABANDONED TRAILER AND BOAT WHITE BOAT WITH BROWN/BURGANDY BOTTOM. MAKE: CHRIS CRAFT, WITH THE WORDS: THE WHITE KNIGHT. LOCATION: 8001 BELLEFONTE LN, CLINTON, MD 20735



LEGALS

The following vehicle(s) have been taken into custody by the Revenue Authority of Prince George's County for violation of County Ordinance pro-hibiting 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: 8/26/2025.

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

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

2000 CHEVROLET 1GBHG31R9Y1260159 3500 VA TWX9614

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

2008	GMC	ACADIA	MD	74301CL	1GKEV33718J279311
2003	TOYOTA	SIENNA	VA	TFG6801	4T3ZF13C23U546509
1993	TOYOTA	RAV-4			1J4FT27S5PL63736
2001	FORD.	ECONOLINE	E VA	TUV9444	1FTNE24LX1HA37258

150424

The Prince

George's Post

Serving Prince George's

County

Call 301-627-0900 or

Fax 301-627-6260

LEGALS

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., As-

Plaintiff

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. Zicke-foose, 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 VOÎ 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 (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 DI-VORCE, CHILD CUSTODY, AND OTHER APPROPRIATE RELIEF naming him/her as the defendant 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

ORDERED, said publication to be completed by the 21st day of August, 2025; and it is further;

ORDERED, that the plaintiff shall mail, by <u>regular mail</u> (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

ORDERED, THAT THE DEFEN-DANT, KURŤ HENRY, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DE-FENSE ON OR BEFORE THE 20th day of September, 2025, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DE-

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

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

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

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 Él Amin, Clerk (7-31,8-7,8-14) 150291

LEGALS

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 appointed Co-Personal Representatives of the estate of Joyce Ann Culley who died on June 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 25th 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.

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 <u>150348</u> (8-7,8-14,8-21)

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NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF VERALEE M HEDRICK

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

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 22nd day of January, 2026.

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

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

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

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

SUSAN E HEDRICK Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR 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

Notice is given that Rebecca Cook,

whose address is 18 Clyde Street, Belmont, MA 02478, was on July 25,

2025 appointed Personal Representative of the estate of Hardy Merrill

Cook, III who died on June 24, 2025

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-

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of

Wills on or before the 25th day of

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 undersigned on or before the earlier of the

(1) Six months from the date of the

(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

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.

UPPER MARLBORO, MD 20773-1729

Estate No. 138085

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

other delivery of the notice.

REBECCA COOK

CERETA A. LEE REGISTER OF WILLS FOR

150343

Prince George's County

Personal Representative

TO ALL PERSONS INTERESTED

HARDY MERRILL COOK, III

IN THE ESTATE OF

tative or the attorney.

January, 2026.

decedent's death; or

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

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

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

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 21st day of January, 2026.

Any person having a claim against the decedent must present the claim to the undersigned personal 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 dècedent's death; or

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

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

RICHARD W. GULDIN Personal Representative

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

<u>150308</u> (7-31,8-7,8-14)

Estate No. 137679

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF WILEY RAYMOND CONDIT

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

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 18th day of January, 2026.

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

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

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

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

WILLIAM STAPLER Personal Representative

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

Estate No. 137085 150309 (7-31,8-7,8-14)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

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

NOTICE TO UNKNOWN HEIRS

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

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

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED ESTHER BARNOR

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

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

All persons having any objection to the appointment (or to the pro-bate 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 underigned, 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 rovided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

> SANDS BARNOR Personal Representative

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

<u>150318</u>

Estate No. 137549

(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

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 ap-

pointed Co-Personal Representatives

of the estate of Dymond Jewel who

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-

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 rep-resentatives or file it with the Regis-

ter 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

(2) Two months after the co-personal 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

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.

JONATHAN COLLINS JADA COLLINS Co-Personal Representatives

UPPER MARLBORO, MD 20773-1729

Estate No. 137872

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

CERETA A. LEE REGISTER OF WILLS FOR

P.O. Box 1729

150311

Fax (301) 627-6260

PRINCE GEORGE'S COUNTY

or other delivery of the notice.

decedent's death; or

sentatives or the attorney.

died on May 3, 2025 with a will.

DYMOND JEWEL

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

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)

AIS No. 1212120191 252 Latitude Lane, Suite 102 Lake Wylie, SC 29710 803-396-3800

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

Hawkins, whose address is 19 Clemson Court, Rockville, Maryland 20850, was on July 23, 2025 appointed Personal Representative of the estate of Julius Hawkins, Jr., who died on November 26, 2024

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

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 the following dates:

decedent's death; 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.

TAYLOR HAWKINS Personal Representative

150349

Call (301) 627-0900

Johannesmeyer & Sawyer, PLLC

Harrison C. Long, Esquire

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

Notice is given that Taylor without a will.

by contacting the personal represen-

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

of Wills with a copy to the undersigned, on or before the earlier of

(1) Six months from the date of the

(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

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County UPPER MARLBORO, MD 20773-1729

Estate No. 137947 (8-7,8-14,8-21) Erica T. Davis

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

LEGALS

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 Anderson, 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 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 28th day of

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.

ERMA ANDERSON Personal Representative

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY UPPER MARLBORO, MD 20773-1729

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

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

150303

CERETA A. LEE REGISTER OF WILLS FOR

UPPER MARLBORO, MD 20773-1729 Estate No. 137512

(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 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 pro-bate 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.

or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

A claim not presented or filed on

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)

The Prince George's Post

Serving Prince George's County Since 1932

NOTICE

HLG CUSTOM HOMES, LLC Dba Stone Castle Custom Homes

Plaintiff/Judgment Creditor

Shane Serrant, et al.

Defendant/Judgment Debtor

In the Circuit Court of Maryland for Prince George's County Case No. CAE-18-09341

Notice is hereby given this 7th day of August, 2025, by the Circuit Court for Prince George's County, Maryland, that the sale of the property known as 2902 Westbrook Lane, Bowie, Maryland 20721, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 5th day of September, 2025, provided a copy of this Notice be published in a newspaper of general circulation in Prince George's County, Maryland, once in each of three (3) successive weeks before the 5th day of September, 2025.

The Report of Sale states the amount of Trustee Sale purchase prince to be \$66,500.00. The property sold herein is known as 2902 Westbrook Lane, Bowie, Maryland

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk

150403 (8-14,8-21,8-28)

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

LEGALS

AND POSTING

WILLITA LANIER-THOMPSON

ORDER OF PUBLICATION

AUTURO JOHNSON III, et al., Defendants.

In the Circuit Court of Maryland

Prince George's County Case No: C-16-CV-25-000524

This is a claim for personal injuries arising from an automobile accident occurring on January 13, 2024, between Plaintiff, Willita Lanier-Thompson and Defendants, Auturo Johnson and Asheley McBride. On January 13, 2024, Plaintiff stopped at a red light on Silver Hill Road in Prince Ğeorge's County when Defendant McBride was negligent and struck Defendant Johnson's vehicle. The impact propelled Defendant ∍ into th causing bodily injury. The Plaintiff has attempted to serve Defendant Johnson on multiple occasions; however, all attempts were unsuccessful, prompting the Plaintiff to request service by alternative meth-

On July 28th, 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 Auturo Johnson at his last known address of 192 Haven Drive, Norfolk, Virginia 23503 on this 7th Day of August, 2025.

Is was further ORDERED that service will also be effectuated via publication of this order in the Prince George's Post, made out to Defendant Auturo Johnson III at his last known address of 192 Haven Drive, Norfolk, Virginia 23503 on this 7th Day of August, 2025.

WHEREFORE, for the foregoing reasons, it is this 7th day of August, 2025, by the Circuit Court of Prince George's County, Maryland, that this Notice & Summons has been posted at the Prince George's Circuit Count by a Sheriff and published in the Prince George's Post. Defendants have thirty days from the last date of posting to respond or a default judgement may be en-

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

True Copy—Test: Mahasin El Amin, Clerk 150404 (8-14,8-21,8-28)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **GLADYS WHITTINGTON**

Notice is given that Janis D Byrd, whose address is 360 Sky Bridge Dr Apt 1024, Upper Marlboro, MD 20774-3796, was on August 4, 2025 appointed Personal Representative of the estate of Gladys Whittington who died on January 28, 2019 with a who died on January 28, 2019 with a

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 4th day of February, 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.

JANIS D BYRD Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County UPPER MARLBORO, MD 20773-1729

Estate No. 138213 150391 (8-14,8-21,8-28)

LEGALS

Kathleen D. Adcock McMillan Metro Faerber, PC 7811 Montrose Rd., Ste. 400 Potomac, MD 21085 240-778-2316

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **ELEANOR ANN CONNORS**

Notice is given that Mary Halbe, whose address is 5 Plateau Pl., Unit B, Greenbelt, MD 20770, was on May 8, 2025 appointed Personal Representative of the estate of Eleanor Ann Connors who died on October 12,

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 pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 8th day of November, 2025.

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

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

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

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

MARY HALBE Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County UPPER MARLBORO, MD 20773-1729

Estate No. 136699 150387 (8-14,8-21,8-28)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **UVAUGHN L COLEMAN**

Notice is given that Yvette Coleman, whose address is 12105 Lihou Ct, Fort Washington, MD 20744, was on August 5, 2025 appointed Per-sonal Representative of the estate of Uvaughn L Coleman who died on December 10, 2024 with a will.

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

All persons having 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 5th day of February, 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 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.

YVETTE COLEMAN Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

Estate No. 138221 150392

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

LEGALS

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF PATRICIA ANN BARTOLILLO

Notice is given that Diana Hugue, whose address is 5806 Bellanca Drive, Elkridge, MD 21075, was on August 1, 2025 appointed Personal Representative of the estate of Patricia Ann Bartolillo who died on July 12, 2025 with a will

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

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

DIANA HUGUE Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

150389

P.O. Box 1729 Upper Marlboro, MD 20773-1729 Estate No. 138169

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

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF SHARON W SMITH

Notice is given that Mark J. Wool-Son, whose address is 18511 Center Crest Ct, Olney, MD 20832, was on July 30, 2025 appointed Personal Representative of the estate of Sharon W Smith who died on June 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 pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 30th 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 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. Ćlaim forms mav be obtained from the Register of Wills.

MARK I. WOOLSON Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

Estate No. 138154 150393 (8-14,8-21,8-28)

Christopher M. Guest, Esq. Law Office of Christopher M. Guest, PLLC 1717 K Street, NW, Ste 900 Washington, DC 20006

202-349-3969

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ANN RACHEL DIXON **AKA: RACHEL DIXON AKA: ANN DIXON**

Notice is given that Jay C. Dixon, whose address is 14401 Candy Hill Road, Upper Marlboro, MD 20772, was on August 4, 2025 appointed Personal Representative of the estate of Ann Rachel Dixon AKA Rachel Dixon AKA Ann Dixon who died on April 4, 2025 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 4th day of February, 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.

JAY C. DIXON Personal Representative

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

Estate No. 137360

150390 (8-14,8-21,8-28)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

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

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

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

All persons having any objection

to the appointment (or to the probate of the decedent's will) shall file

their objections with the Register of Wills on or before the 23rd day of 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 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

150345

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

Gregory A. Szoka, Esquire

STARK AND KEENAN, P.A. 30 Office Street

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

Bel Air, MD 21014

410-879-2222

TO ALL PERSONS INTERESTED IN THE ESTATE OF LAWRENCE REED HARRIS, JR.

NOTICE TO UNKNOWN HEIRS

Notice is given that Lawrence Reed Harris, III, whose address is 783 Rip-ley Court, Crownsville, MD 21032, was on July 29, 2025 appointed Personal Representative of the estate of Lawrence Reed Harris, Jr. who died on June 12, 2025 with a will.

Further information can be obthe office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 29th day of 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. 138138

(8-14,8-21,8-28) 150388

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 Orchard Rd Apt #21, Glen Burnie MD 21061 and 500 Indiana Ave NW, Washington D.C. 20001, and therefore 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 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 28th day of August, 2025; and it is further;

ORDERED, THAT THE DEFENDANT, SEAUNDAC. 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

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

True Copy—Test: Mahasin Él Amin, Clerk 150333 (8-7,8-14,8-21)

LEGALS

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 Rip-ley 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 obthe 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

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.

creditor presents the claims within two months from the mailing or

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

(7-31,8-7,8-14) 150302

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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 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 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 (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 pro-bate 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 repre-sentative 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 represen-

tative 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

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

(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 UPPER MARLBORO, MD 20773-1729

150305 (7-31,8-7,8-14)

LEGALS

Estate No. 137983

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

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 ob-tained from the Register of Wills.

MICHELLE SHAW Personal Representative

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

Estate No. 137975

<u>150314</u> (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.

tained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

Further information can be ob-

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 ob-tained 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

(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 with-

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

150315

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 repre-sentative or file it with the Register

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

of Wills with a copy to the under-signed, on or before the earlier of

(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 UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF

NOTICE TO CREDITORS

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 Further information can be obtained 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 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 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 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

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

ORDER OF PUBLICATION

DAWNIA L. RICHARDS, ASHLEY M. TAYLOR, NATIONAL HARBOR OWNERS ASSOCIATION, INC. PRINCE GEORGE'S COUNTY, MARYLAND

AND

have an interest in the property situate and lying in Prince George's County and known as 155 PO-TOMAC PSG, #606 AND

All persons having or claiming to

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

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 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 re-demption 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

(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 representa-

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

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 Mo-In 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 repre-sentative 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 ob-tained from the Register of Wills.

ANGELA L MORINA Personal Representative

REGISTER OF WILLS FOR Prince George's County UPPER MARLBORO, MD 20773-1729

150347

(8-7,8-14,8-21) THIS COULD BE YOUR AD!

Estate No. 133575

LEGALS

ORDER OF PUBLICATION BY POSTING

Call 301-627-0900 for a

MARIA MEJIA RAMIREZ

VS. WILMER CARRANZA

GUTIERREZ

In the Circuit Court for Prince George's County, Maryland Case Number: C-16-FM-25-001563

ORDERED, ON THIS 11th day of August, 2025, by the Circuit Court for Prince George's County MD:

That the Defendant, Wilmer Carranza Gutierrez is hereby notified that the Plaintiff, has filed a COM-PLAINT FOR CUSTODY AND MO-TION FOR APPROVAL OF FACTUAL FINDINGS TO PERMIT MINOR'S APPLICATION FOR SPE CIAL IMMIGRANT JUVENILE STATUS naming him/her as the defendant and seeking the Divorce on the Grounds of and the further relief of and stating that the Defendant's last known address is: Olancho, Handwas and theorefore it is: Honduras, 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 10th day of September, 2025; and it is further;

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

ORDERED, said posting to be completed by the 10th day of September, 2025; and it is further;

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

ORDERED, THAT THE DEFENDANT, WILMER CARRANZA GUTIERREZ, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DE-FENSE ON OR BEFORE THE 10th day of October, 2025, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DE-FAULT.

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

True Copy—Test:

Mahasin El Amin, Clerk 150419 (8-14,8-21,8-28)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF ERNEST R MOYER JR

Notice is given that LESTER B LA-CORTE, whose address is 7000 Bishop Dr, Capitol Heights, MD 20743-2703, was on August 1, 2025 appointed personal representative of the small estate of Ernest R Moyer Jr who died on May 11, 2025 with a will.

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

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

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

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

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

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

> LESTER B LACORTE Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

Estate No. 138077 <u>150374</u> (8-14)

SMALL ESTATE

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Gina Dalmolin, whose address is 1206 N

Harrison St, Arlington, VA 22205-2435, was on July 31, 2025 ap-

pointed personal representative of

the small estate of Angela Dalmolin who died on June 25, 2025 with a

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-

All persons having any objection to the appointment shall file their objections with the Register of Wills

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

months after the date of publication

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

(1) Six months from the date of the

(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

Any claim not served or filed within that time, or any extension

provided by law, is unenforceable thereafter.

other delivery of the notice.

GINA DALMOLIN

CERETA A. LEE REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY

Personal Representative

of the following dates:

decedent's death; or

tative or the attorney.

of this Notice.

IN THE ESTATE OF ANGELA DALMOLIN

tained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney. All persons having any objection to the appointment shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections

SMALL ESTATE

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

IN THE ESTATE OF

JAROSLAW PAWLUCZKOWYCZ

Notice is given that Tanja Pawluczkowycz Odell, whose ad-

dress is 3817 40th Ave, Brentwood,

MD 20722-1608, was on August 1,

2025 appointed personal representative of the small estate of Jaroslaw

Pawluczkowycz who died on De-

Further information can be ob-

cember 7, 2024 with a will.

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

with the Register of Wills within six

months after the date of publication

of this Notice.

(1) Six months from the date of the dècedent'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.

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

TANJA PAWLUCZKOWYCZ ODELL Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR P.O. Box 1**72**9 UPPER MARLBORO, MD 20773-1729

Estate No. 138193 <u>150375</u>

SMALL ESTATE

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

GREGORY EDWARD BROWN

Notice is given that Betoria

Brown, whose address is 75 Riverside Run Dr, Indian Head, MD

20640-2045, was on April 10, 2025 appointed personal representative of the small estate of Gregory Ed-

ward Brown, who died on Septem-

Further information can be ob-

tained by reviewing the estate file in

the office of the Register of Wills or

by contacting the personal representative or the attorney.

All persons having any objection to the appointment shall file their objections with the Register of Wills within 30 days after the date of 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

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

(1) Six months from the date of the

(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

Any claim not served or filed

within that time, or any extension

provided by law, is unenforceable

other delivery of the notice.

BETORIA BROWN

REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY

CERETA A. LEE

P.O. Box 1729

Personal Representative

UPPER MARLBORO, MD 20773-1729

Estate No. 135112

of the following dates:

decedent's death; or

of this Notice.

ber 9, 2024 without a will.

LEGALS

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF PATRICIA JACKSON

Notice is given that Andre R Jackson, whose address is 3509 Leslie Ave, Temple Hills, MD 20748, was on July 28, 2025 appointed personal representative of the small estate of Patricia Jackson who died on May 12, 2025 with a will.

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

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

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

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

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

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

ANDRE R JACKSON Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County UPPER MARLBORO, MD 20773-1729

Estate No. 137739 (8-14)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF ROSEMARY LYNN ADAMS

Notice is given that Luke Adams, whose address is 7725 Frederick Rd, Hyattsville, MD 20784-1721, was on July 30, 2025 appointed personal representative of the small estate of Rosemary Lynn Adams who died on April 29, 2025 with a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice. 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 Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

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

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

LUKE ADAMS Personal Representative

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

Estate No. 137931 150377 (8-14)

SMALL ESTATE

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Gwendolyn

Dixon, whose address is 6313 Penn-

Sylvania Ave Apt 204, District Heights, MD 20747-3001, was on July 31, 2025 appointed personal representative of the small estate of

Pamela G Bhattarai, who died on April 5, 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

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

(1) Six months from the date of the

(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

Any claim not served or filed

within that time, or any extension provided by law, is unenforceable

other delivery of the notice.

of the following dates:

decedent's death; or

of this Notice.

IN THE ESTATE OF

PAMELA G BHATTARAI

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF CLAIRE M SCOTT-ALCINDORE

Notice is given that Benjamin Alcindore, whose address is 2001 Somerset St, Hyattsville, MD 20782-1652, was on July 31, 2025 appointed personal representative of the small estate of Claire M Scott-Alcindore who died on February 15, 2025 with a will.

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

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

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

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

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

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

> BENJAMIN ALCINDORE Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

Estate No. 137422

150378 (8-14)

LEGALS

SMALL ESTATE

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Simone

Westchester Dr, Temple Hills, MD 20748, was on July 29, 2025 appointed personal representative of the small estate of Brian A Mason,

who died on June 5, 2025 without a

tained by reviewing the estate file in the office of the Register of Wills or

by contacting the personal represen-

All persons having any objection to the appointment shall file their objections with the Register of Wills

within 30 days after the date of publication of this Notice. All persons

having an objection to the probate of the will shall file their objections

with the Register of Wills within six months after the date of publication

All persons having claims against

the decedent must serve their claims

on the undersigned personal repre-

sentative or file them with the Register of Wills with a copy to the undersigned on or before the earlier

(1) Six months from the date of the

(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

Any claim not served or filed

within that time, or any extension

provided by law, is unenforceable

other delivery of the notice.

SIMONE MASON

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

Personal Representative

thereafter.

CERETA A. LEE

Further information can be

tative or the attorney.

of this Notice.

of the following dates:

decedent's death: or

IN THE ESTATE OF BRIAN A MASON

Mason, whose address

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

SMALL ESTATE

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that David Steinberg, whose address is 1003 Ruppert Rd, Silver Spring, MD 20903, was on July 18, 2025 appointed personal representative of the small estate of Carol Steinberg who died on December 19, 2024 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

IN THE ESTATE OF

CAROL STEINBERG

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

DAVID STEINBERG Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County UPPER MARLBORO, MD 20773-1729

Estate No. 137690

150379 (8-14)

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LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JOHN ROBERT CONSTABLE SR

Notice is given that Jeffrey Constable, whose address is 12411 Poplar View Dr, Bowie, MD 20720-3304, was on July 29, 2025 appointed Personal Representative of the estate of John May 26, 2025 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 29th 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.

JEFFREY CONSTABLE Personal Representative

PRINCE GEORGE'S COUNTY P.O. Box 1729 Estate No. 137911

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

Estate No. 138135 <u>150384</u>

UPPER MARLBORO, MD 20773-1729

CERETA A. LEE REGISTER OF WILLS FOR

UPPER MARLBORO, MD 20773-1729

150394

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF JAMILA FREDERICA LIVINGSTON

Notice is given that Andrea Ward-Livingston, whose address is 11204 Westbury Ct, Clinton, MD 20735, was on July 29, 2025 appointed personal representative of the small estate of Jamila Frederica Livingston, who died on June 11, 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 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 publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

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

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

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

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

ANDREA WARD-LIVINGSTON Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR P.O. Box 1729

PRINCE GEORGE'S COUNTY UPPER MARLBORO, MD 20773-1729

Estate No. 138145 150382

GWENDOLYN DIXON Personal Representative CERETA A. LEE

REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

Estate No. 137898 <u>150383</u> (8-14)

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UPPER MARLBORO, MD 20773-1729

150380

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ENACTED BILLS

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

CB-004-2025 (DR-2) AN ACT CONCERNING NON-COMMERCIAL TRAILER PARKING RESTRICTIONS for the purpose of establishing parking restrictions for non-commercial trailers; and setting penalties for violating these parking restrictions.

ENACTED: 5/27/2025; EFFECTIVE: 8/11/2025

CB-008-2025 (DR-3) AN ACT CONCERNING THE REVISED PUBLIC SAFETY OFFICER REAL PROPERTY TAX CREDIT for the purpose of revising the definition of public safety officers eligible for the real property tax credit

ENACTED: 5/27/2025; EFFECTIVE: 8/11/2025

CB-012-2025 (DR-2) AN ACT CONCERNING DPW&T SNOW RE-MOVAL OPERATIONS REPORTING for the purpose of requiring the Director of the Department of Public Works and Transportation to provide the Prince George's County Council with a copy of the Director's Situational Awareness Report (SAR) regarding its snow removal operation plan; to detail the information that shall be submitted within the snow removal operation plan; and to provide the timeframe which the report should be submitted to the Prince George's County Council.

mitted to the Prince George's County Council. ENACTED: 6/17/2025; SIGNED: 7/7/2025; EFFECTIVE: 8/22/2025

CB-015-2025 (DR-2) AN ACT CONCERNING CLEAN CURB ACT OF 2025 for the purpose of providing that it is unlawful for the use of any County road, street, highway, or public right of way by leaving cones and objects thereon; authorizing certain County agencies to remove cones and other objects on any County road, street, highway, or public right of way; providing for a certain exclusion; and generally relating to the prohibition on leaving cones and other objects on any County road, street, highway, or public right of way.

ENACTED: 6/17/2025; SIGNED: 7/7/2025; EFFECTIVE: 8/22/2025

CB-016-2025 (DR-2) AN ACT CONCERNING PUBLIC SAFETY EM-PLOYMENT DECISIONS for the purpose of protecting the eligibility of applicants for uniformed public safety positions who disclose prior legal marijuana use.

ENACTED: 7/8/2025; SIGNED: 7/23/2025; EFFECTIVE: 9/8/2025

CB-017-2025 (DR-2) AN ACT CONCERNING LANDLORD-TENANT RELATIONS for the purpose of providing for a certain definition; providing for a certain relocation payment for certain housing deemed unfit for human habitation; providing for certain exemptions from relocation payments and providing for certain exemptions from first right to reoccupy certain rental housing; providing for a certain proof of compliance; providing for a certain first right to reoccupy certain rental housing; providing for a certain fine; and generally regarding landlord-tenant relations. ENACTED: 5/27/2025; EFFECTIVE: 8/11/2025

CB-020-2025 AN ACT CONCERNING FIRE SAFETY for the purpose of amending the Prince George's County Fire Safety Code and Specific Civil Penalties to increase the fire inspection fees and civil monetary fine and amend language generally relating to Fire Safety.

ENACTED: 5/27/2025; EFFECTIVE: 8/11/2025

CB-021-2025 (DR-3) AN ACT CONCERNING THE CLASSIFICATION PLAN FOR PRINCE GEORGE'S COUNTY for the purpose of amending certain class titles and grades, adding new classes of work and abolishing certain classes of work.

ENACTED: 5/27/2025; EFFECTIVE: 8/11/2025

CB-025-2025 AN ACT CONCERNING COLLECTIVE BARGAINING AGREEMENT PRINCE GEORGE'S CORRECTIONAL OFFICERS' ASSOCIATION, INC. (CIVILIAN UNIT) for the purpose of approving the labor agreement by and between Prince George's County, Maryland and the Prince George's Correctional Officers' Association, Inc. (PGCOA) (Civilian Unit) to provide for wages and certain other terms and conditions of employment for personnel classifications certified by the Prince George's County Public Employee Relations Board and as amended by the Office of Human Resources Management from time to time. ENACTED: 5/27/2025; EFFECTIVE: 8/11/2025

CB-028-2025 AN ACT CONCERNING COLLECTIVE BARGAINING AGREEMENT INTERNATIONAL ASSOCIATION OF FIRE FIGHT-ERS, AFL-CIO, LOCAL 1619 (CIVILIANS) for the purpose of approving the labor agreement by and between Prince George's County, Maryland and the International Association of Fire Fighters, AFL-CIO, Local 1619 (Civilians) to provide for wages and certain other terms and conditions of employment for personnel classifications certified by the Prince George's County Public Employee Relations Board or as amended by the Office of Human Resources Management.

ENACTED: 5/27/2025; EFFECTIVE: 8/11/2025

CB-030-2025 (DR-2) AN ACT CONCERNING ROAD PAVING for the purpose of providing a certain list of roads to be repaved to the County Council in December on an annual basis; providing for the Department to present a certain list to the County Council for general feedback; and generally regarding roads and road paving in the County.

ENACTED: 7/8/2025; SIGNED: 7/23/2025; EFFECTIVE: 9/8/2025

CB-031-2025 (DR-2) AN ACT CONCERNING ANTILITTER AND WEED ORDINANCE for the purpose of requiring the Director to take certain actions to properly dispose of a commercial owners or commercial owner responsible persons litter or weeds, or both; providing for the conditions of disposal; providing for the payment of certain costs and administration fee; providing for a certain notice; imposing a certain fine; increasing a certain monetary fine for certain violations of Division 9. Antilitter and Weed Ordinance; providing for an additional civil monetary fine for certain noncompliance with violations of Division 9. Antilitter and Weed Ordinance; and generally regarding Division 9. Antilitter and Weed Ordinance.

VISION 9. Antilitter and Weed Ordinance. ENACTED: 7/8/2025; SIGNED: 7/23/2025; EFFECTIVE: 9/8/2025

CB-034-2025 (DR-2) AN ACT CONCERNING HISTORIC PRESERVA-TION COMMISSION for the purpose of revising the composition of the Historic Preservation Commission. ENACTED: 7/8/2025; SIGNED: 7/23/2025; EFFECTIVE: 9/8/2025

CB-038-2025 (DR-2) AN ACT CONCERNING IMPOUNDMENT AND NOTICES TO OWNERS for the purpose of amending the impoundment section and notice to vehicular owners to align the notice period with state law.

ENACTED: 6/17/2025; SIGNED: 7/7/2025; EFFECTIVE: 8/22/2025

CB-039-2025 AN ACT CONCERNING ALARM USER PERMITS for the purpose of amending the alarm user permits section to allow for the replacement of physical alarm permits with electronic permits and removing the associated \$25.00 fee for replacement of physical decals.

ENACTED: 6/17/2025; SIGNED: 7/7/2025; EFFECTIVE: 8/22/2025

CB-041-2025 (DR-2) AN ORDINANCE CONCERNING GREEN BUILD-ING STANDARDS - UNIVERSAL DESIGN for the purpose of repealing Section 27-61603(b) Universal Design, The Zoning Ordinance of Prince George's County, Maryland, as universal design implementation is required, absent an exemption or waiver, pursuant to Subtitle 4. Building, Division 6. Universal Design for Housing, Prince George's County Code; providing for a certain effective date; and generally regarding zoning and universal design for housing.

universal design for housing. ENACTED: 7/1/2025; EFFECTIVE: 1/1/2026

CB-045-2025 AN ACT CONCERNING COMMON OWNERSHIP COM-MUNITIES PROGRAM RULES AND REGULATIONS PROMULGA-TION AUTHORITY for the purpose of amending the rules and regulations promulgation authority under the Common Ownership Communities Program to include the County Council. ENACTED: 6/17/2025; SIGNED: 7/7/2025; EFFECTIVE: 8/22/2025

CB-046-2025 (DR-3) AN ACT CONCERNING WOODLAND AND WILDLIFE HABITAT CONSERVATION for the purpose of exempting certain applications from the applicability of the woodland conservation ordinance; providing for a standard letter of exemption for certain properties; modifying the requirements for certain development review division applications; modifying the alternatives for meeting conservation requirements on-site; modifying the threshold for fee-in-lieu usage; providing for credit for afforestation projects; revising the rate for fee-in-lieu credits; revising certain definitions; and revising the applicability of the

tree canopy coverage ordinance. ENACTED: 7/8/2025; SIGNED: 7/23/2025; EFFECTIVE: 9/8/2025

CB-049-2025 (DR-2) AN ACT CONCERNING YOUTH ADVISORY IN-CLUSION ACT for the purpose of establishing the Youth Advisory Program; establishing the appointment requirements for the Youth Advisory Program; to establish the appointment process for the Youth Advisory Program; to establish the roles and responsibilities for appointees of the Youth

LEGALS

Advisory Inclusion Program; and generally relating to the Youth Advisory Program.

ENACTED: 7/8/2025; SIGNED: 7/23/2025; EFFECTIVE: 9/8/2025

CB-054-2025 (DR-2) AN ACT CONCERNING SUPPLEMENTARY AP-PROPRIATIONS for the purpose of declaring additional revenue and appropriating to the General Fund and Internal Service Fund to provide for costs that were not anticipated and included in the Approved Fiscal Year 2025 Budget.

ENACTED: 7/8/2025; SIGNED: 7/23/2025; EFFECTIVE: 9/8/2025

CB-057-2025 AN ACT CONCERNING COLLECTIVE BARGAINING AGREEMENT - FRATERNAL ORDER OF POLICE PRINCE GEORGE'S COUNTY LODGE 89, INC. for the purpose of amending the labor agreement by and between Prince George's County, Maryland and the Fraternal Order of Police, Prince George's County Lodge 89, Inc., to provide for wages and certain other terms and conditions of employment for personnel classifications initially certified by the Prince George's County Public Employee Relations Board and amended from time to time by the Office of Human Resources Management.

ENACTED: 7/8/2025; SIGNED: 7/23/2025; EFFECTIVE: 9/8/2025

CB-059-2025 AN ACT CONCERNING COLLECTIVE BARGAINING AGREEMENT PRINCE GEORGE'S CORRECTIONAL OFFICERS' ASSOCIATION, INC. (PGCOA) (CORRECTIONAL OFFICERS) for the purpose of approving the labor agreement by and between Prince George's County, Maryland and the Prince George's Correctional Officers' Association, Inc. (PGCOA) (Correctional Officers) to provide for wages and certain other terms and conditions of employment for personnel classifications certified by the Prince George's County Public Employee Relations Board and as amended by the Office of Human Resources Management from time to

ENACTED: 7/8/2025; SIGNED: 7/23/2025; EFFECTIVE: 9/8/2025

CB-060-2025 AN ACT CONCERNING COUNTY REAL PROPERTY for declaring certain parcels of County-owned real property as surplus and no longer needed for County use.

ENACTED: 7/8/2025; SIGNED: 7/24/2025; EFFECTIVE: 9/8/2025

BY ORDER OF THE COUNTY COUNCIL PRINCE GEORGE'S COUNTY, MARYLAND

PRINCE GEORGE'S COUNTY, M. Edward P. Burroughs III, Chair

Donna J. Brown Clerk of the Council

Copies of these documents are available for viewing online at $\underline{\text{https://princegeorgescountymd.legistar.com}}$

150407 (8-14)

LEGALS

A SUMMARY OF HYATTSVILLE ORDINANCE 2025-02 – PARKING VIOLATION FINE INCREASE

Notice is hereby given by the City Council of the City of Hyattsville, a municipal corporation of the State of Maryland, that the Council passed and adopted Ordinance 2025-02 Parking Violation Fine Increase on August 4, 2025. The title of the Ordinance, which constitutes a fair summary, is as follows:

An Ordinance whereby the City Council amends the City Code to increase the fine for parking unlawfully in a handicapped parking space to \$500.

The Ordinance is effective on August 24, 2025. The Ordinance is posted and available for inspection at the City Municipal Building, 4310 Gallatin Street, Hyattsville, Maryland 20781. Additionally, to obtain Hyattsville Ordinance 2025-01in its entirety, contact Nate Groenendyk, City Clerk, at (301) 985-5001 or go to www.hyattsville.org.

The City Council of Hyattsville

<u>150405</u> (8-14,8-21)

LEGALS

OFFICIAL NOTICE OF RECONVENED MEETING

Woodview Village West Community Association announces the Reconvened Annual Meeting will be held **Wednesday**, **September 10**, **2025 at 7pm**.

The meeting will be held via Zoom.

150406 (8-14)

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

CITY OF DISTRICT HEIGHTS PUBLIC NOTICE

City of District Heights will be installing stop sign monitoring systems in accordance with §21–707.1 of the Maryland Transportation Article and Town Ordinance DH 23-03. These monitors will be located at; District Heights Parkway & Rochelle Ave., Kipling Parkway & Council Dr., Mason St. & Kipling Parkway, Kipling Parkway & Mason St., Marbury Dr. & Kipling Parkway, and Kipling Parkway & Marbury Dr. Ticketing for violations will begin on September 2, 2025. Violations for a stop sign infraction will be \$40. For questions regarding this program, you can reach the city offices at 301-336-1402 or visit www.districtheights.org

150421 (8-14)

LEGALS

PUBLIC NOTICE CHARTER RESOLUTION NO. 25-05

INCORPORATED CITY OF DISTRICT HEIGHTS, MARYLAND

Notice is hereby given that the Mayor and City Commission of the Incorporated City of District Heights, Maryland, will adopt Charter Resolution No. 25-05 at a duly convened meeting on September 4, 2025.

This Charter Resolution amends Article III, Section 305 of the City Charter to clarify the process for setting the Mayor's salary. The amendment ensures transparency and accountability regarding when changes to compensation may take effect.

Summary of Charter Amendment – Section 305, Salary of the Mayor:

- Provides that the Mayor shall receive an annual salary as set from time to time by ordinance adopted in the regular course of business.
- Prohibits changes to the Mayor's salary during the term for which the Mayor was elected.Requires that any change in salary be finalized prior to the next municipal

- Requires that any change in salary be finalized prior to the next municipa election.

This Charter Resolution shall become effective on October 24, 2025, unless

on or before October 14, 2025, a valid Petition for Referendum is filed in accordance with Title 4, Subtitle 3 of the Local Government Article of the Annotated Code of Maryland.

A complete and exact copy of the Charter Resolution is available for public

A complete and exact copy of the Charter Resolution is available for public inspection at the District Heights Municipal Center, 2000 Marbury Drive, District Heights, Maryland 20747, during regular business hours. For more information, please contact the City Clerk at (301) 336-1400 or kwarren@districtheights.org.

Published this 14th day of August, 2025.

/s/ Kenneth Warren City Clerk Incorporated City of District Heights 2000 Marbury Drive District Heights, Maryland 20747

<u>150422</u> (8-14)

LEGALS

CITY OF HYATTSVILLE NOTICE OF A PUBLIC HEARING

The City Council of the City of Hyattsville, Maryland, will hold a public hearing at 6:30 p.m. on Monday, September 15, 2025, to hear input on proposed Charter Amendment Resolution 2025-01 amending the meeting time and frequency requirements for City Council meetings. The proposed Charter Amendment Resolution with be published with the Agenda found at https://hyattsvillemd.portal.civicclerk.com. The hearing will be held remotely via video teleconference. Register in advance for this webinar:

https://us06web.zoom.us/webinar/register/WN_YoL81fDFTWyM2VffcEp5bg. Meeting login details, including a phone number for audio-only access, will be provided upon registration. The meeting will also be broadcast on the City's cable television channel (Comcast 71, Verizon 12).

The hearing is open to the public, and public testimony is encouraged.

Participants who join the video/audio conference will be enabled to speak by the meeting chair. Speakers will be allowed to address the Council for two (2) minutes. Public Comment may also be made by emailing cityclerk@hyattsville.org. All electronic comments must be submitted by 4:30 p.m. on September 15, 2025. Comments received will be emailed to the City Council prior to the hearing.

Persons with questions regarding this hearing may call 301-985-5001 for further information.

150423 (8-14)

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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

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 \$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. ment is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not 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

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

LEGALS

LEGAL NOTICE CITY OF BOWIE, MD **PUBLIC HEARING**

Charter Amendment Resolution CAR-2-25 Amending Sec. 61, "Purchasing and Contracting", and Sec. 62, "Cooperative Bidding", of the City Charter to Authorize the City Council to Set Purchasing Requirements and Procedures by Ordinance

INTRODUCED by the Council of the City of Bowie, Maryland at a Regular Meeting on August 4, 2025.

A Public Hearing is scheduled to be held at 8:00 p.m., Tuesday, September 2, 2025, in the Council Chambers at Bowie City Hall, 15901 Fred Robinson Way, Bowie, MD 20716. All interested residents

> Alfred D. Lott City Manager

150370

(8-14)

LEGALS

LEGAL NOTICE CITY OF BOWIE, MD **PUBLIC HEARING**

A Public Hearing for Ordinance O-8-25 Amending City Code, Chapter 19A, "Procurement, Procedures," Article I, "Procurements Generally", to Increase the Competitive Bidding Threshold and to Prescribe Additional Regulations Relating to City Procurements, Including the Adoption of Alternative Procedures in Appropriate Circumstances, is scheduled to be held at 8:00 p.m., Tuesday, September 2, 2025. Those wishing to provide testimony/comments for the public hearing can sign up to speak prior to the beginning of the meeting, or email written testimony/comments to cityclerk@cityofbowie.org. Deadline for submittal of written testimony/comments is 7:00 p.m., Tuesday, September 2, 2025. Residents may attend the meeting in person in the Council Chambers at Bowie City Hall, 15901 Fred Robinson Way, Bowie, MD 20716, or may view meetings online at www.cityofbowie.org/viewmeetings or on Verizon channel 10 or Comcast channel 71 and 996. For more information, contact the City Clerk at 301-809-3029 or ahernandez@cityofbowie.org.

> Alfred D. Lott City Manager

150371

(8-14)

LEGALS

LEGAL NOTICE CITY OF BOWIE, MD

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

Introduced by the Council of the City of Bowie, Maryland on July 7, 2025, and passed by the Council of the City of Bowie, Maryland on August 4, 2025.

> Alfred D. Lott City Manager

150372

150373

(8-14,8-21,8-28,9-4)

LEGALS

LEGAL NOTICE

CITY OF BOWIE, MD

Ordinance O-7-25 Amending the Code of the City of Bowie, Chapter 5 "Building and Property Maintenance", Article II "Housing and Property Maintenance Code," § 5-6 "Definitions" to Add a Definition of Invasive Bamboo, and § 5-7 "Standards," to Prohibit Planting of Invasive Bamboo and to Require Those Who Currently Maintain Bamboo on Their Property to Contain It to Their Property

PASSED by the Council of the City of Bowie, Maryland at a Regular Meeting on August 4, 2025.

> Alfred D. Lott City Manager

LEGALS

NOTICE OF REPORT

OF SALE

In the Circuit Court for

Prince George's County, Maryland

Civil Case No. C-16-CV-25-001659

NOTICE is hereby given this 21st day of July 2025, by the Circuit

Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zicke-

foose, Assignee, be RATIFIED AND

CONFIRMED unless cause to the

contrary thereof be shown on or be-

fore the 21st day of August, 2025 provided, a copy of this order be in-serted in a newspaper printed in said County, once in each of three

successive weeks before the 21st

The Report of Sale states the amount of the foreclosure sale to be \$48,952.14. The property sold herein is One 400,000/2,855,944,500

fractional fee simple undivided

Standard Vacation Ownership Inter-

est 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 Sec-

tion 1.46 of the Master Condo-

minium 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 Na-

tional 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

MAHASIN EL AMIN

Clerk of the Circuit Court for

Prince George's County, MD

NOTICE

Olde Towne Village Condominium

c/o: CM Law, 7875 Belle Point Drive

Upper Marlboro, MD 20774 Defendant

NOTICE OF PROPOSED

RATIFICATION OF SALE OF

REAL PROPERTY

(Md. Rules 3-644(d) and 14-305)

The property specifically described in the inventory has been

sold at judicial sale. Inventory of

Notice is herewith given that the sale of the property at 1877 South Addison Road, District Heights,

MD 20747, that is described in a Deed recorded in Liber 14226, folio

00695, among the Land Records of Prince George's County.

The sale will be ratified unless

cause to the contrary is shown on or before 8/21/2025 (30 days after the

date of this notice). A copy of this

Notice will be published at least once a week in each of the three suc-

cessive weeks before 8/21/2025, in

one or more newspapers of general circulation in Prince George's County. The report states the

amount of the sale to be \$33,946.06.

The court signed this notice on

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

District Court of Maryland for

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

Plaintiff

Declaration").

True Copy—Test:

Mahasin Él Amin, Clerk

Prince George's County

Greenbelt, MD 20770

Lateef S. Rogers

property sold.

Case no. 050200304952016

242 Harry S. Truman Drive

day of August, 2025.

Plaintiff

Defendant(s)

Daniel C. Zickefoose, Esq., As-

Beatrice E. Nelson and

Joseph Nelson Jr.

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

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 men-tioned 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 (7-31,8-7,8-14) 150286

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

Plaintiff

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

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 The report states the amount of the sale to be \$29,951.50.

The court signed this notice on

150294

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

150295

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 GOV-ERNMENT, 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

(8-14)

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

LEGALS

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

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

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

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

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

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

LEGALS

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

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 be-fore 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 One 52,500/2,855,944,500 fractional fee simple undivided Standard Vacation Öwnership 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.

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

Mahasin El Amin, Clerk

True Copy—Test: 150293 (7-31,8-7,8-14)

PUBLIC NOTICE **CHARTER RESOLUTION NO. 25-03** INCORPORATED CITY OF DISTRICT HEIGHTS, MARYLAND

Notice is hereby given that the Mayor and City Commission of the Incorporated City of District Heights, Maryland, will adopt Charter Resolution No. 25-03 at a duly convened meeting on September 4, 2025

This Charter Resolution amends Article III, Section 303 of the City Charter to clarify and expand the powers and duties of the Mayor. It affirms the Mayor's ceremonial, administrative, and statutory roles and responsibilities within the municipal government.

Summary of Charter Amendment - Section 303, Powers and Duties of the

- Recognizes the Mayor as the head of the municipal government for ceremonial purposes, civil process service, and state emergency coordination. - Designates the Mayor as a member of the Commission and presiding offi-
- cer of Commission meetings.
 Provides that the Mayor shall carry out additional duties as prescribed by the City Charter.

This Charter Resolution shall become effective on October 24, 2025, unless on or before October 14, 2025, a valid Petition for Referendum is filed in accordance with Title 4, Subtitle 3 of the Local Government Article of the Annotated Code of Maryland.

A complete and exact copy of the Charter Resolution is available for public inspection at the District Heights Municipal Center, 2000 Marbury Drive, District Heights, Maryland 20747, during regular business hours. For more information, please contact the City Clerk at (301) 336-1400 or kwarren@districtheights.org.

Published this 14th day of August, 2025.

/s/ Kenneth Warren City Clerk Incorporated City of District Heights 2000 Marbury Drive District Heights, Maryland 20747

LEGALS

PUBLIC NOTICE **CHARTER RESOLUTION NO. 25-07** INCORPORATED CITY OF DISTRICT HEIGHTS, MARYLAND

Notice is hereby given that the Mayor and City Commission of the Incorporated City of District Heights, Maryland, will adopt Charter Resolution No. 25-07 at a duly convened meeting on September 4, 2025.

This Charter Resolution amends Article III, Section 307 of the City Charter to clarify the role of the Mayor as the presiding officer of the Commission and to outline the responsibilities and rotation of the Vice Mayor.

Summary of Charter Amendment - Section 307, Mayor and Vice-Mayor:

- Affirms that the Mayor shall preside over Commission meetings, may participate in all discussions, and shall vote, but shall have no veto power. - Provides that in the Mayor's absence, the Vice Mayor shall preside and exercise all mayoral powers.
- Requires that the agenda for meetings be set collectively by the Mayor and Commissioners.
- Requires all meetings to be open to the public in accordance with the Maryland Open Meetings Act and allow public participation.
 Provides that if both the Mayor and Vice Mayor are absent, the Commis-
- sioner with the greatest seniority shall preside.
- Requires the Vice Mayor position to rotate annually on a fiscal year basis among Commissioners. This Charter Resolution shall become effective on October 24, 2025, unless

on or before October 14, 2025, a valid Petition for Referendum is filed in accordance with Title 4, Subtitle 3 of the Local Government Article of the Annotated Code of Maryland.

A complete and exact copy of the Charter Resolution is available for public inspection at the District Heights Municipal Center, 2000 Marbury Drive, District Heights, Maryland 20747, during regular business hours. For more information, please contact the City Clerk at (301) 336-1400 or kwarren@dis trictheights.org.

Published this 14th day of August, 2025.

/s/ Kenneth Warren City Clerk Incorporated City of District Heights 2000 Marbury Drive District Heights, Maryland 20747

150412 (8-14)

LEGALS

PUBLIC NOTICE **CHARTER RESOLUTION NO. 25-06** INCORPORATED CITY OF DISTRICT HEIGHTS, MARYLAND

Notice is hereby given that the Mayor and City Commission of the Incorporated City of District Heights, Maryland, will adopt Charter Resolution No.

25-06 at a duly convened meeting on September 4, 2025. This Charter Resolution amends Article III, Section 306 of the City Charter

to clarify the procedures and requirements for Commission meetings. The amendment outlines meeting types, schedules, and public participation requirements consistent with the Maryland Open Meetings Act.

Summary of Charter Amendment - Section 306, Meetings of the Commis-

- Establishes monthly city meetings on the first Thursday and work sessions on the second and fourth Tuesdays.
- Requires that all Commission meetings be open to the public and compliant with the Maryland Open Meetings Act.
- Provides for open, special, and work sessions, all of which include opportunities for public participation.
- Outlines detailed circumstances under which closed sessions may occur, consistent with Maryland law.

- Requires that the procedure for closing sessions follow state legal standards, including a vote of at least three Commissioners and a written statement of the reason for closure.

This Charter Resolution shall become effective on October 24, 2025, unless on or before October 14, 2025, a valid Petition for Referendum is filed in accordance with Title 4, Subtitle 3 of the Local Government Article of the Annotated Code of Maryland.

A complete and exact copy of the Charter Resolution is available for public inspection at the District Heights Municipal Center, 2000 Marbury Drive, District Heights, Maryland 20747, during regular business hours. For more information, please contact the City Clerk at (301) 336-1400 or kwarren@districtheights.org.

Published this 14th day of August, 2025.

/s/ Kenneth Warren City Clerk Incorporated City of District Heights 2000 Marbury Drive District Heights, Maryland 20747

(8-14)

LEGALS

PUBLIC NOTICE CHARTER RESOLUTION NO. 25-14 INCORPORATED CITY OF DISTRICT HEIGHTS, MARYLAND

Notice is hereby given that the Mayor and City Commission of the Incorporated City of District Heights, Maryland, will adopt Charter Resolution No. 25-14 at a duly convened meeting on September 4, 2025.

This Charter Resolution amends Article III, Section 314 of the City Charter to clarify the procedures for resolutions adopted by the Commission. Specifically, the resolution defines the nature and purpose of resolutions, and establishes requirements for public presentation and notice prior to adoption.

Summary of Charter Amendment - Section 314, Resolutions:

- Establishes that resolutions express decisions, opinions, or policies of the Commission and are less permanent and formal than ordinances.
- Requires a public meeting to be scheduled prior to the formal introduction of a resolution, during which the purpose of the proposed resolution must be presented to the public.
- Requires the proposed resolution to be posted outside the City Clerk's office prior to adoption.

This Charter Resolution shall become effective on October 24, 2025, unless on or before October 14, 2025, a valid Petition for Referendum is filed in accordance with Title 4, Subtitle 3 of the Local Government Article of the Annotated Code of Maryland.

A complete and exact copy of the Charter Resolution is available for public inspection at the District Heights Municipal Center, 2000 Marbury Drive, District Heights, Maryland 20747, during regular business hours. For more information, please contact the City Clerk at (301) 336-1400 or kwarren@districtheights.org.

Published this 14th day of August, 2025.

/s/ Kenneth Warren City Clerk Incorporated City of District Heights 2000 Marbury Drive District Heights, Maryland 20747

(8-14)

LEGALS

PUBLIC NOTICE **CHARTER RESOLUTION NO. 25-04** INCORPORATED CITY OF DISTRICT HEIGHTS, MARYLAND

Notice is hereby given that the Mayor and City Commission of the Incorporated City of District Heights, Maryland, will adopt Charter Resolution No. 25-04 at a duly convened meeting on September 4, 2025.

This Charter Resolution amends Article III, Section 304 of the City Charter to clarify the process for setting salaries for Commissioners. The amendment ensures that any change in compensation applies only to future terms.

Summary of Charter Amendment – Section 304, Salary of Commissioners:

- · Provides that each Commissioner shall receive an annual salary as set by ordinance adopted in the regular course of business. - Prohibits any change in salary from applying during the term of office in
- which the change was enacted.
- Requires that any increase or decrease in salary apply only to Commissioners elected or reelected after the salary ordinance is passed.

This Charter Resolution shall become effective on October 24, 2025, unless on or before October 14, 2025, a valid Petition for Referendum is filed in accordance with Title 4, Subtitle 3 of the Local Government Article of the Annotated Code of Maryland.

A complete and exact copy of the Charter Resolution is available for public inspection at the District Heights Municipal Center, 2000 Marbury Drive, District Heights, Maryland 20747, during regular business hours. For more information, please contact the City Clerk at (301) 336-1400 or kwarren@dis-

Published this 14th day of August, 2025.

/s/ Kenneth Warren City Clerk Incorporated City of District Heights 2000 Marbury Drive District Heights, Maryland 20747

LEGALS

PUBLIC NOTICE CHARTER RESOLUTION NO. 25-10 INCORPORATED CITY OF DISTRICT HEIGHTS, MARYLAND

Notice is hereby given that the Mayor and City Commission of the Incorporated City of District Heights, Maryland, will adopt Charter Resolution No. 25-10 at a duly convened meeting on September 4, 2025.

This Charter Resolution amends Article III, Section 310 of the City Charter to clarify the procedures for the adoption of ordinances. It outlines the process for public input, the timeline for introduction and consideration, and the requirements for posting notices.

Summary of Charter Amendment - Section 310, Ordinances:

- Prohibits adoption of an ordinance at the meeting at which it is introduced. - Requires a public meeting prior to formal introduction for informational purposes and public input.
- Directs the City Manager to publish the proposed ordinance and notice of
- public hearing using all available city media outlets. - Mandates that notices of hearings and copies of ordinances be posted out-
- side the City Clerk's office. - Provides that ordinances may be adopted or rejected after the hearing, with consideration possibly deferred to a future date not less than six nor more than sixty days after introduction.
- Establishes that ordinances (except emergency ordinances) become effective twenty (20) calendar days after approval.

This Charter Resolution shall become effective on October 24, 2025, unless on or before October 14, 2025, a valid Petition for Referendum is filed in accordance with Title 4, Subtitle 3 of the Local Government Article of the Annotated Code of Maryland.

A complete and exact copy of the Charter Resolution is available for public inspection at the District Heights Municipal Center, 2000 Marbury Drive, District Heights, Maryland 20747, during regular business hours. For more information, please contact the City Clerk at (301) 336-1400 or kwarren@districtheights.org.

Published this 14th day of August, 2025.

/s/ Kenneth Warren City Clerk Incorporated City of District Heights 2000 Marbury Drive District Heights, Maryland 20747

<u>150415</u> (8-14)

LEGALS

PUBLIC NOTICE CHARTER RESOLUTION NO. 25-09 INCORPORATED CITY OF DISTRICT HEIGHTS, MARYLAND

Notice is hereby given that the Mayor and City Commission of the Incorporated City of District Heights, Maryland, will adopt Charter Resolution No. 25-09 at a duly convened meeting on September 4, 2025.

This Charter Resolution amends Article III, Section 309 of the City Charter to clarify the internal procedures of the Commission. It establishes the schedule and openness of Commission meetings, the requirement for maintaining public records of proceedings, and the appointment of a Vice-Mayor.

Summary of Charter Amendment - Section 309, Procedure of the Commis-

- Empowers the Commission to determine its own rules and order of busi-
- Establishes regular meeting dates and times (first Thursday, second and fourth Tuesday of each month at 7:00 p.m.)
- Requires that all meetings, except closed sessions, be open to the public. - Mandates the keeping of a permanent public record of all proceedings, including votes on final actions.
- Provides for the appointment of a Vice-Mayor to act in the Mayor's ab-

This Charter Resolution shall become effective on October 24, 2025, unless on or before October 14, 2025, a valid Petition for Referendum is filed in accordance with Title 4, Subtitle 3 of the Local Government Article of the Annotated Code of Maryland.

A complete and exact copy of the Charter Resolution is available for public inspection at the District Heights Municipal Center, 2000 Marbury Drive, District Heights, Maryland 20747, during regular business hours. For more information, please contact the City Clerk at (301) 336-1400 or kwarren@dis-

Published this 14th day of August, 2025.

/s/ Kenneth Warren City Clerk Incorporated City of District Heights 2000 Marbury Drive District Heights, Maryland 20747

(8-14)

LEGALS

PUBLIC NOTICE **CHARTER RESOLUTION NO. 25-11** INCORPORATED CITY OF DISTRICT HEIGHTS, MARYLAND

Notice is hereby given that the Mayor and City Commission of the Incorporated City of District Heights, Maryland, will adopt Charter Resolution No. 25-11 at a duly convened meeting on September 4, 2025.

This Charter Resolution amends Article III, Section 311 of the City Charter to clarify the process for adopting emergency ordinances by the Commission. The resolution defines the circumstances under which an emergency ordinance may be adopted and establishes criteria for its form, adoption procedure, and duration.

Summary of Charter Amendment – Section 311, Emergency Ordinances:

- Authorizes the Commission to adopt an emergency ordinance by an affirmative vote of at least three members.
- Requires that all emergency ordinances be plainly designated as such and
- include a declaration specifying the nature of the emergency.
 Permits adoption with or without amendment at the meeting at which in-
- Requires a termination date for each emergency ordinance not to exceed one year after adoption.

This Charter Resolution shall become effective on October 24, 2025, unless on or before October 14, 2025, a valid Petition for Referendum is filed in accordance with Title 4, Subtitle 3 of the Local Government Article of the Annotated Code of Maryland.

A complete and exact copy of the Charter Resolution is available for public inspection at the District Heights Municipal Center, 2000 Marbury Drive, District Heights, Maryland 20747, during regular business hours. For more information, please contact the City Clerk at (301) 336-1400 or kwarren@district.

Published this 14th day of August, 2025.

/s/ Kenneth Warren City Clerk Incorporated City of District Heights 2000 Marbury Drive District Heights, Maryland 20747

(8-14)

LEGALS

PUBLIC NOTICE **CHARTER RESOLUTION NO. 25-12** INCORPORATED CITY OF DISTRICT HEIGHTS, MARYLAND

Notice is hereby given that the Mayor and City Commission of the Incorporated City of District Heights, Maryland, will adopt Charter Resolution No. 25-12 at a duly convened meeting on September 4, 2025.

This Charter Resolution amends Article III, Section 312 of the City Charter to clarify the procedures for providing public notice of enacted ordinances. Specifically, the resolution establishes that notice of each adopted ordinance must be posted in a public place and that a summary of the ordinance shall be published in a publication of general circulation, on the City's website, and through other official City media outlets.

Summary of Charter Amendment - Section 312, Notice of Enacted Ordi-

- Requires that notice of each adopted ordinance be posted in a public place or places.
- Requires that a summary of the ordinance be published at least once in a publication of general circulation in the City. - Requires that the summary also be published on the City's website and

other City media outlets. This Charter Resolution shall become effective on October 24, 2025, unless on or before October 14, 2025, a valid Petition for Referendum is filed in accordance with Title 4, Subtitle 3 of the Local Government Article of the An-

notated Code of Maryland. A complete and exact copy of the Charter Resolution is available for public inspection at the District Heights Municipal Center, 2000 Marbury Drive,

District Heights, Maryland 20747, during regular business hours. For more information, please contact the City Clerk at (301) 336-1400 or kwarren@dis-

Published this 14th day of August, 2025.

/s/ Kenneth Warren City Clerk Incorporated City of District Heights 2000 Marbury Drive District Heights, Maryland 20747

(8-14)

The Prince George's Post

Your Newspaper of Legal Record

Call (301) 627-0900 | Fax (301) 627-6260

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,

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 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 \$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 Él Amin, Clerk

(8-7,8-14,8-21) 150365

LEGALS

NOTICE

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

Plaintiffs

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

150336

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

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 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 \$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 Él 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,

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 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 aniount of the folledstress are 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, Maryland for the following alcoholic beverage licenses in accordance with the provisions of the Alcoholic Beverage Article.

NEW - CLASS B(BLX), BEER, WINE AND LIQUOR

Brian N. Cannella, Authorized Person, John A. Wain, Authorized Person, Russell M. Reiter, Authorized 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,

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, August 19, 2025. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at http://bolc.mypgc.us or you may email BLC@co.pg.md.us to request the link. Letters of Support or Oppositions should be submitted to our office at least 5 days prior to the day of the hearing. Additional information may be obtained by contacting the Board's Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest: Terence Sheppard Director August 1, 2025

150355 (8-7,8-14)

NOTICE

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

Plaintiffs

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 August, 2025 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 3013 Rainbird Court, District Heights, Maryland 20747 mentioned 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 newspaper 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 Él 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 October 29, 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 28th 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 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 obtained 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

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

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

Defendant

Notice is hereby given this 4th day of August, 2025, by the Circuit rince G 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 \$367,500.00. The property sold herein is known as 2101 Ramblewood Drive, District Heights, MD 20747.

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin Él 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 alcoholic beverage licenses will be accepted by the Board of License Commissioners for Prince George's County on August 28, 2025, will be heard on October 28, 2025. Those licenses are:

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

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

A virtual hearing will be held via Zoom on Wednesday, 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 BLC@co.pg.md.us to request the link. The Board will consider the agenda as posted that day.

BOARD OF LICENSE COMMISSIONERS

Attest: Terence Sheppard Director 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 Bridle Path Circle, Waldorf, MD 20601, was on July 25, 2025 appointed Personal Representative of the estate of Audrey D Savoy, who died on February 17, 2025 without a will.

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

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

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

THE ESTATE OF PATRICIA R.

ROWLES, PRINCE GEORGE'S COUNTY, MARYLAND

All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as 10 WHIST PL

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, 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 prop-

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 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:

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

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 Department of Assessments and Taxation on the date of the sale) from the date of sale has expired.

It is thereupon this 4th day of August, 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 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

150364 (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 **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 represen-tative 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 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 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 <u>150310</u> (7-31,8-7,8-14)

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 Personal 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 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 28th day of 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 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 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 (8-7,8-14,8-21) 150346

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 Ola-sunkanmi Bello, who died on April 12, 2025 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal represen-tative 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 repre-sentative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of

the following dates: (1) Six months from the date of the

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

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

WASIU BELLO Personal Representative

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

<u>150317</u>

Estate No. 137760

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED DIANE M PEARSON

Notice is given that Glenn E Pearson Jr, whose address is 6808 97th Pl, Lanham, MD 20706-3602, was on July 25, 2025 appointed Personal Representative of the estate of Diane M Pearson, who died on March 4, 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 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 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. GLENN E PEARSON JR

Personal Representative CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729

UPPER MARLBORO, MD 20773-1729 Estate No. 138050

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

PUBLIC NOTICE **CHARTER RESOLUTION NO. 25-08**

150351

Notice is hereby given that the Mayor and City Commission of the Incorporated City of District Heights, Maryland, will adopt Charter Resolution No. 25-08 at a duly convened meeting on September 4, 2025.

INCORPORATED CITY OF DISTRICT HEIGHTS, MARYLAND

This Charter Resolution amends Article III, Section 308 of the City Charter to clarify the quorum requirement for the Commission. It establishes the number of members necessary to transact business and the minimum affirmative votes required to take action.

Summary of Charter Amendment – Section 308, Quorum:

- Establishes that three members of the Commission constitute a quorum for the transaction of business. - Specifies that no ordinance, resolution, or action may be approved without

the affirmative vote of at least three members of the Commission. This Charter Resolution shall become effective on October 24, 2025, unless on or before October 14, 2025, a valid Petition for Referendum is filed in ac-

cordance with Title 4, Subtitle 3 of the Local Government Article of the An-

A complete and exact copy of the Charter Resolution is available for public inspection at the District Heights Municipal Center, 2000 Marbury Drive, District Heights, Maryland 20747, during regular business hours. For more information, please contact the City Clerk at (301) 336-1400 or kwarren@districtheights.org.

Published this 14th day of August, 2025.

/s/ Kenneth Warren City Clerk Incorporated City of District Heights 2000 Marbury Drive District Heights, Maryland 20747

150413

notated Code of Maryland.

(8-14)

The Prince George's Post

Your Newspaper of Legal Record

Call (301) 627-0900 Fax (301) 627-6260

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 AVERTISEMENTS AND CANCELLATIONS OF

NOON ON THURSDAY AUGUST 28, 2025

FOR THE SEPTEMBER 4TH EDITION.

NO EXCEPTIONS

OUR OFFICE WILL BE CLOSED MONDAY, SEPTEMBER 1ST, 2025
IN OBSERVANCE OF THE LABOR DAY HOLIDAY

Proudly Serving Prince George's County Since 1932