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LEGALS

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 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.

AMBER PRATT
Personal Representative

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)
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Rick Todd Esq
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
**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 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.

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

150385 (8-14,8-21)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LINDA GAY WILLIAMS

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 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 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
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729

Estate No. 134613

150396	(8-14,8-21,8-28)
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Veronica L Harsley-Dean Esq
1602 Village Market Blvd Suite 310
Leesburg, VA 20175
703 777-7101

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

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 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.

PATRICIA CRESS
Personal Representative

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

Estate No. 119824

150398	(8-14,8-21,8-28)
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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
P.O. Box 1729
UPPER MARLBORO, MD 20773

150386 (8-14,8-21)

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 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 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
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729

Estate No. 138136

150397	(8-14,8-21,8-28)
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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 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 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.

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

150400	(8-14,8-21,8-28)
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LEGALS

NOTICE OF PUBLIC HEARING

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

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

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

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

Monday, September 22, 2025
at or about 7:00 o’clock P.M.
at 1 Capitol Heights Boulevard, Capitol Heights, MD 20743

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

Conditions of proposed annexation are as follows:

1. The Town shall pay the costs in regard to said annexation, and all advertising, professional consultant and legal expenses related to the annexation. The owners of assessable and taxable property within the Annexation Property, if any, shall begin paying municipal property taxes immediately or within the upcoming fiscal year, as permitted by law. Currently all or a portion of real property located within the Annexation Area appears to be non-taxable and thereby is not now or in the immediate future may be subject to municipal tax on real property.
2. The Town will require that all necessary infrastructure and improvements, including, but not limited to, roads, stormwater management, sewer expansion and /or extensions and utility delivery systems, and all other facilities necessary to serve the proposed use shall be installed in accordance with sound engineering principles, and shall be subject to location, design, and construction approvals by the County and other applicable agencies.
3. Certain municipal services will be available to the Annexation Property upon annexation, subject to compliance with the Annexation Resolution and consistent with the Annexation Plan. Services not currently available will be extended to the Annexation Property in accordance with the aforesaid documents.

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

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

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

By Authority of:
The Honorable Linda Monroe, Mayor, The Town of Capitol Heights, Maryland

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

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
STEWART MCDONALD MICKENS

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

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

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

Estate No. 137445

150401	(8-14,8-21,8-28)
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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 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.

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

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

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

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

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

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

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

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

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

**JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY,
and ERICA T. DAVIS**
Substitute Trustees, by virtue of Instrument recorded among the land records of Prince George’s County, Maryland

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

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

LEGALS

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 \$403,151.54.

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

There is no right of redemption, or right of possession based upon a 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 /22/2002 and 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)

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,
Plaintiffs

v.

Kimberly Williams, Personal
Representative for the Estate of Et-
tastine 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)

LEGALS

NOTICE

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

v.

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

Defendant

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

NOTICE

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

v.

Patricia H. Schneider
12520 Knowledge Lane
Bowie, MD 20715

Defendant

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

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

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

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

NOTICE

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

v.

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

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

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

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

Key provisions include:

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

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

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

A complete copy of Ordinance O-04-2024 is available for public inspection at James R. Cousins, Jr. Municipal Center, 8600 Glenarden Parkway, Glenarden, MD 20706, during normal business hours. It may also be available on the City’s website at www.cityofglenarden.org 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

YEAR	MAKE	MODEL	VIN
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	KMHCHN4AC9AU462495
2018	Nissan	Altima	1N4AL3AP7JC187848
2003	Honda	Odyssey	5FNRL18093B070773
2005	Chevrolet	Tahoe	1GNFK13T25R139424
2007	Toyota	Corolla	1NXBR32E1T7Z883100
2003	Dodge	Neon	1B3ES56CX3D175840
2006	Ford	E250	1FTNE24L86DB18483
2016	Hyundai	Sonata	5NPE24AFXGH303228
2015	Ford	Edge	2FMTK3C98FBC29977
2001	Buick	Park Avenue	1G4CW54K814258261
2015	Dodge	Durango	1C4RDJDG6FC203006
2006	Lexus	ES300	JTHBA30G365146648
2008	Toyota	Rav4	JTMBD31V586055335
2013	Chrysler	200	1C3BCBF8G8DN629406
2021	Subaru	Outback	4S4BTAMC8M3152330
2015	Jeep	Renegade	ZACCJADT0FPB66652

150408 (8-14)

LEGALS

NOTICE

ORDER OF PUBLICATION

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

vs.

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,

And

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

18604 Brook Trl
Aguasco, 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 Mary A.,

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 expired.

It is thereupon this 11th 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 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 foreclosing all rights of redemption in this 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
150420 (8-14,8-21,8-28)

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

v.

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

Defendant

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

Notice is hereby given this 29th day of July, 2025, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of August 2025, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 29th day of August, 2025.

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

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

NOTICE

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

vs.

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

Defendants

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

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

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

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

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

150285 (7-31,8-7,8-14)

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

LEGALS

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

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

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

You must reclaim these vehicles by: 8/25/2025.

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

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

2006 NISSAN SENTRA MD 1CKZ96 3N1CB51D16L643543

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

2002 BUICK PARK AVENUE 1G4CU541824133601
2022 SURE-TRAC TRAILER 5JW2U222XN3349030
BOAT BAYLINER 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	19UU9F56AA006985
1997	GEO	PRISM	MD	893Z16	1Y1SK5285VZ439261
1996	HONDA	ACCORD	MD	253Z47	1HGC05699TA215770
2009	MINI	LANCER GTS			JA3AU86WX9U034292
2017	JEEP	GRAND CHEROKEE			1C4RJFBG9HC902447
2001	INFINITI	I30			JNKA3A1A31T017277
2009	FORD	F150	MD	94W689	1FTRW12869FA89341
2014	HONDA	ACCORD			1HGC2F83EA180122
2013	HONDA	ACCORD			19UUA8F29DA005401
2004	MINI	COOPER			WMWRC33474TC51651
2012	FORD	FOCUS	MD	TR019520	1FAHP3F2XCL328043

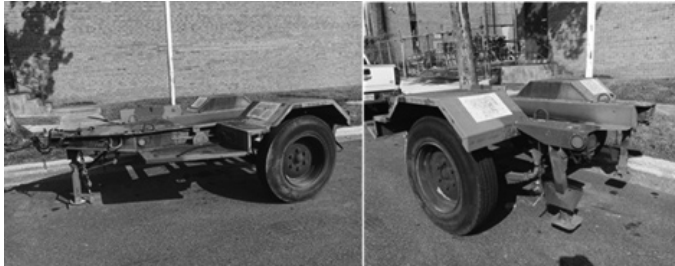
JD TOWING
2817 RITCHIE RD
FORESTVILLE, MD 20747
301-967-0739

2011	CHEVROLET	MALIBU	MD	7GD3752	1G1ZC5E13BF240603
2010	CADILLAC	SRX			3GYFNAEY9AS585939
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 CAMOUFLAGE 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			1GCGWGBA8B1151647
2020	NISSAN	MAXIMA	MD	5CW4533	1N4AA6CV1LC371561
2001	BMW	X5	MD	7BB9256	WBAA53531LM888532
2009	INFINITI	G37	MD	8CC0075	JNKC61E09M3A09032
2016	HONDA	CIVIC			2HGFC3B33GH351910
2007	TOYOTA	SIENNA	TX	KPD6851	5TDZK23C37S067279
2006	VOLVO	XC70			YV4SZ592661213597
2015	INFINITI	Q50			JN1BV7AR3FM398468
2002	DODGE	DAKOTA			1B7G42N92S563727
2010	DODGE	CARAVAN	VA	THV6540	2D4RN3D13AR343344
2010	AUDI	Q5			WA1LKAFP3AA031881
2006	CHEVROLET	SILVERADO	MD	4CG8526	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



150425 (8-14)

LEGALS

The following vehicle(s) have been taken into custody by the Revenue Authority of Prince George’s County for violation of County Ordinance prohibiting unauthorized parking within the County of Prince George’s

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

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

You must reclaim these vehicles by: 8/26/2025.

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 3500 VA TWX9614 1GBHG31R9Y1260159

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	VA	TUV9444	1FTNE24LX1HA37258

150424 (8-14)

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., Assignee,
Plaintiff
v.
Bradley Lowery and Catherine Lowery
Defendant(s)

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

NOTICE is hereby given this 21st day of July 2025, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 21st day of August, 2025 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 21st day of August, 2025.

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

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

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

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,
Plaintiff
v.
Ima Jean Lynch and George Lynch
Defendant(s)

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

NOTICE is hereby given this 21st day of July 2025, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 21st day of August, 2025 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 21st day of August, 2025.

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

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

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

LEGALS

ORDER OF PUBLICATION BY POSTING

LATARA HENRY

VS.

KURT HENRY

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

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

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

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

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

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

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

ORDERED, that the plaintiff shall serve defendant electronically through his regular active email address henrykurt@gmail.com), a copy of the signed order of Publication at least thirty days prior to the response date in said order; and it is further;

ORDERED, THAT THE DEFENDANT, KURT HENRY, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 20th day of September, 2025, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DEFAULT.

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

True Copy—Test:
Mahasin El Amin, Clerk
150268 (7-31,8-7,8-14)

LEGALS

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

150348 Estate No. 137908 (8-7,8-14,8-21)

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for a quote.

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
VERALEE M HEDRICK

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

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

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

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

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

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

SUSAN E HEDRICK
Personal Representative

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

Estate No. 138033

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

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

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

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

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

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

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

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

RICHARD W. GULDIN
Personal Representative

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

Estate No. 137679

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WILEY RAYMOND CONDIT

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

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

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

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

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

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

WILLIAM STAPLER
Personal Representative

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

Estate No. 137085

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

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

Notice is given that Michelle Spencer, whose address is 8427 Avery Rd, Rosedale, MD 21237-1751, was on July 23, 2025 appointed 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 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 SPENCER
Personal Representative

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

Estate No. 138060

150344 (8-7,8-14,8-21)

LEGALS

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
KENDRA LEE ANDERSON

Notice is given that Erma 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 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.

ERMA ANDERSON
Personal Representative

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

Estate No. 138118

150350 (8-7,8-14,8-21)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ESTHER BARNOR

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

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

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

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

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

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

SANDS BARNOR
Personal Representative

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

Estate No. 137549

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



LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DYMOND JEWEL

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

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

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

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

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

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

JONATHAN COLLINS
JADA COLLINS
Co-Personal Representatives

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

Estate No. 137872

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

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

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

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

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

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

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

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

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

RODNEY L TAYLOR
Personal Representative

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

Estate No. 137512

150303 (7-31,8-7,8-14)

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 probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 17th day of January, 2026.

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

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

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

BARBARA ELAINE BROWN
Personal Representative

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

Estate No. 137892

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

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LEGALS

Karl L. Chen
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Largo, Maryland 20774
301-358-3981

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

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

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

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

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

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

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

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

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

SHARON J. MCMILLAN
Personal Representative

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

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

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

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

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 16th day of January, 2026.

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

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

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

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

LAMONT A WRIGHT
Personal Representative

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

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARTHA ANN FULLER

Notice is given that Cheryl Lynn Fuller, whose address is 6608 Tall Oak Drive, Temple Hills, MD 20748, was on July 17, 2025 appointed Personal Representative of the estate of Martha Ann Fuller who died on June 22, 2025 with a will.

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

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

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

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

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

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

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

LEGALS

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MAURICE C SHAW

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

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

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

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

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

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

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

MICHELLE SHAW
Personal Representative

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

LEGALS

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
NORMA PERRY

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

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

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

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

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

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

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

DANA LEE PAYNE
Personal Representative

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

LEGALS

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RONALD MATTHEW GUTH

Notice is given that Lori Marie Gordon, whose address is 812 Queen Drive, West Chester, PA 19380, was on July 18, 2025 appointed Personal Representative of the estate of Ronald Matthew Guth, who died on February 7, 2025 without a will.

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

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

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

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

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

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

LORI MARIE GORDON
Personal Representative

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

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HELEN PRITCHETT

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

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

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

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

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

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

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

DEBRA DAVIS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 137994
150312 (7-31.8-7.8-14)

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

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

Notice is given that Mark C. Bivens II, whose address is 82 South Brow Street, E. Providence, RI 02914, was on July 17, 2025 appointed Personal Representative of the estate of Sharon Y. Bivens, who died on April 12, 2025 without a will.

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

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

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

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

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

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

MARK C. BIVENS II
Personal Representative

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

LEGALS

ORDER OF PUBLICATION

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

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

AND

All persons having or claiming to have an interest in the property situate and lying in Prince George’s County and known as 155 POTOMAC PSG, #606

AND

Unknown Owner of the property 155 POTOMAC PSG, #606 described as follows: Property Tax ID 12-3977139 on the Tax Roll of Prince George’s County, the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF
MARYLAND FOR
PRINCE GEORGE’S COUNTY
CASE NO.: C-16-CV-25-004046

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

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

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months (or nine months if the Property was listed as a Principal Residence by the Maryland Department of Assessments and Taxation on the date of the sale) from the date of sale has expired.

It is thereupon this 28th day of July, 2025, by the Circuit Court for Prince George’s County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George’s County once a week for three (3) successive weeks on or before the 22nd day of August, 2025, warning all persons interested in the property to appear in this Court by the 30th day of September, 2025 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk

150324 (7-31.8-7.8-14)

LEGALS

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

In The Estate Of:
ALEX RICHARDSON
Estate No.: 135043

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

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

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

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

150342 (8-7.8-14)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

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

Notice is given that Angela L. Morina, whose address is 2333 Ashford Lane, Waldorf, MD 20603, was on July 14, 2025 appointed Personal Representative of the estate of Dollie J Morina-Smith who died on May 11, 2024 with a will.

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

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

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

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

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

ANGELA L MORINA
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 133575
150347 (8-7.8-14.8-21)

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

LEGALS

ORDER OF PUBLICATION
BY POSTING

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 COMPLAINT FOR CUSTODY AND MOTION FOR APPROVAL OF FACTUAL FINDINGS TO PERMIT MINOR’S APPLICATION FOR SPECIAL 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, 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 further;

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 DEFENSE ON OR BEFORE THE **10th day of October, 2025**, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DEFAULT.

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

True Copy—Test:
Mahasin El Amin, Clerk
150419 (8-14.8-21.8-28)

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LEGALS

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

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

Notice is given that LESTER B LACORTE, 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	
150374	(8-14)

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 Pawluczkwycz Odell, whose address is 3817 40th Ave, Brentwood, MD 20722-1608, was on August 1, 2025 appointed personal representative of the small estate of Jaroslaw Pawluczkwycz who died on December 7, 2024 with a will.

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

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

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

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

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

TANJA PAWLUCZKOWYCZ ODELL Personal Representative	
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	
Estate No. 138193	
150375	(8-14)

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 thereafter.

ANDRE R JACKSON Personal Representative	
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	
Estate No. 137739	
150376	(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.

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.

LUKE ADAMS Personal Representative	
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	
Estate No. 137931	
150377	(8-14)

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 Somerseset 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 PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	
Estate No. 137422	
150378	(8-14)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CAROL STEINBERG

Notice is given that David Steinberg, whose address is 1003 Rupert 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 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.

DAVID STEINBERG Personal Representative	
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	
Estate No. 137690	
150379	(8-14)

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for a quote.

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 Robert Constable Sr who died on 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	
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	
Estate No. 137911	
150394	(8-14,8-21,8-28)

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LEGALS

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED REAL PROPERTY

10133 ELLARD DRIVE
LANHAM, MD 20706

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

AUGUST 26, 2025 AT 11:30 AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$39,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

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

LEGALS

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 are encouraged to attend.

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 city-clerk@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.city-ofbowie.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 (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

150373 (8-14)

LEGALS

NOTICE OF REPORT OF SALE

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

Renee Turlington-Tolliver and
Johnny L. Tolliver Jr.
Defendant(s)

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

NOTICE is hereby given this 21st day of July 2025, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 21st day of August, 2025 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 21st day of August, 2025.

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

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

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

LEGALS

NOTICE

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

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

Roberto Garcia
7916 Riggs Road
Hyattsville, MD 20783
Defendant

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

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

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

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

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

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

LEGALS

NOTICE

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

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

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

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

Clayton A. Anderson
Town Administrator

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

NOTICE OF REPORT OF SALE

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

Beatrice E. Nelson and
Joseph Nelson Jr.
Defendant(s)

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

NOTICE is hereby given this 21st day of July 2025, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 21st day of August, 2025 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 21st day of August, 2025.

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

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

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

NOTICE

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

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

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

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

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

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

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

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

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

LEGALS

NOTICE OF REPORT OF SALE

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

Beatrice P. Flowers
Defendant(s)

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

NOTICE is hereby given this 21st day of July 2025, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 21st day of August, 2025 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 21st day of August, 2025.

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

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

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

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

LEGALS

NOTICE OF REPORT OF SALE

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

David Moore
Defendant(s)

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

NOTICE is hereby given this 21st day of July 2025, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 21st day of August, 2025 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 21st day of August, 2025.

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

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

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

NOTICE OF REPORT OF SALE

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

Carol Jo H. Eick, Trustee of Carol Jo H. Eick Trust Under Agreement Dated April 16, 2020
Defendant(s)

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

NOTICE is hereby given this 21st day of July 2025, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 21st day of August, 2025 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 21st day of August, 2025.

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

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

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

LEGALS

NOTICE OF REPORT OF SALE

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

Bertie F. Bowman
Defendant(s)

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

NOTICE is hereby given this 21st day of July 2025, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 21st day of August, 2025 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 21st day of August, 2025.

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

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

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

LEGALS

NOTICE

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

v.

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

Defendant

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

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

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

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

LEGALS

NOTICE

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

v.

William Ellerbe

AND

Vonetta Ellerbe

12000 Berrybrook Terrace
Upper Marlboro, MD 20772

Defendants

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

Notice is hereby given this 29th
day of July, 2025, by the Circiuit
Court for Prince George’s County,
that the sale of the property men-
tioned in these proceedings, made
and reported, will be ratified and
confirmed, unless cause to the con-
trary thereof be shown on or before
the 29th day of August 2025, pro-
vided a copy of this notice be pub-
lished in a newspaper of general
circulation in Prince George’s
County, once in each of three succe-
ssive 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 Berry-
brook Terrace, Upper Marlboro, MD
20772.

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

LEGALS

NOTICE

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

v.

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

Defendant

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

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

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

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

NOTICE

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

v.

Sean Nixon
7104 Donnell Place Apartment A5
Forestville, MD 20747

Defendant

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

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

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

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

**PRINCE GEORGE’S COUNTY
GOVERNMENT**

**Board of License
Commissioners
(Liquor Control Board)**

**REGULAR SESSION
AUGUST 19, 2025**

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

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

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

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

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

**A virtual hearing will be held via
Zoom at 10:00 a.m. on Tuesday, Au-
gust 19, 2025. If you would like to
attend, the link to the virtual hear-
ing will be available one week
prior on the BOLC’s website at
http://bolc.mypgc.us or you may
email BLC@co.pg.md.us to request
the link. Letters of Support or Op-
positions should be submitted to
our office at least 5 days prior to
the day of the hearing. Additional
information may be obtained by
contacting the Board’s Office at
301-583-9980.**

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

vs.

Cornell Haskins and
Connie Haskins

Defendants

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

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

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

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

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

LEGALS

**NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS**

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

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

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

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

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

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

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

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

ADRIAN ROUSSEAU
Personal Representative

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

Estate No. 137934

150352 (8-7,8-14,8-21)

NOTICE

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

v.

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

Defendant

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

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

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

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

LEGALS

**PRINCE GEORGE’S COUNTY
GOVERNMENT**

**BOARD OF LICENSE
COMMISSIONERS**

**NOTICE OF
PUBLIC HEARING**

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

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

Class B, BH, BLX, CI, DD, BCE,
AE, B(EC), Beer, Wine and Liquor
License, Class B, ECF/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 Bri-
dle Path Circle, Waldorf, MD 20601,
was on July 25, 2025 appointed Per-
sonal Representative of the estate of
Audrey D Savoy, who died on Feb-
ruary 17, 2025 without a will.

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

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

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

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

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

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

RUSSELL A SAVOY
Personal Representative

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

Estate No. 136512

150353 (8-7,8-14,8-21)

*Serving
Prince George’s
County
Since 1932*

LEGALS

ORDER OF PUBLICATION

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

Plaintiff

vs.

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

AND

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

AND

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

Defendants

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

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

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

The Complaint states, among
other things, that the amounts nec-
essary for redemption have not
been paid although more than six
(6) months (or nine months if the
Property was listed as a Principal
Residence by the Maryland Depart-
ment of Assessments and Taxation
on the date of the sale) from the
date of sale has expired.

It is thereupon this 4th day of Au-
gust, 2025, by the Circuit Court for
Prince George’s County:

ORDERED, That notice be given
by the insertion of a copy of this
Order in some newspaper having a
general circulation in Prince
George’s County once a week for
three (3) successive weeks on or be-
fore the 29th day of August, 2025,
warning all persons interested in the
property to appear in this Court by
the 6th day of October, 2025 and re-
deem the property described above
and answer the Complaint or there-
after a Final Judgment will be en-
tered foreclosing all rights of
redemption in the property, and
vesting in the Plaintiff a title, free
and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George’s County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
150364 (8-7,8-14,8-21)

LEGALS

**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 John-
son, whose address is 2214 Iverson
St, Temple Hills, MD 20748-7009,
was on July 21, 2025 appointed Per-
sonal Representative of the estate of
Dwight Johnson who died on De-
cember 24, 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 (or to the pro-
bate of the decedent’s will) shall file
their objections with the Register of
Wills on or before the 21st day of
January, 2026.

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

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

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

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

DAMON JOHNSON
Personal Representative

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

Estate No. 136546

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

**NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS**

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

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

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

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

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

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

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

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

CHRISTOPHER LESEFSKE
Personal Representative

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

Estate No. 138034

150346 (8-7,8-14,8-21)

**PUBLIC NOTICE
CHARTER RESOLUTION NO. 25-08
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. 25-08 at a duly convened meeting on September 4, 2025.

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 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

150413

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

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

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

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

(2) Two months after the personal

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 ADVERTISEMENTS 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