

LEGALS

ORDER OF PUBLICATION
BY POSTING

GILMA RODRIGUEZ

VS.

JOHN DOE

In the Circuit Court for
Prince George’s County, Maryland
Case Number: C-16-FM-25-004705

ORDERED, ON THIS 5th day of
September 2025, by the Circuit
Court for Prince George’s County
MD:

That the Defendant, John Doe is
hereby notified that the Plaintiff, has
filed a COMPLAINT FOR SOLE
LEGAL AND PHYSICAL CUS-
TODY And APPROVAL AND FAC-
TUAL FINDINGS TO PERMIT
MINOR CHILD’S APPLICATION
FOR SPECIAL IMMIGRANT JUE-
NILE STATUS naming him/her as
the defendant and stating that the
Defendant’s last known address is:
UNKNOWN, UNKNOWN and
therefore it is;

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

ORDERED, said publication to be
completed by the 5th day of October
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 DEFEN-
DANT, JOHN DOE, IS HEREBY
WARNED THAT FAILURE TO
FILE AN ANSWER OR OTHER DE-
FENSE ON OR BEFORE THE 4th
day of November 2025, MAY RE-
SULT IN THE CASE PROCEEDING
AGAINST HIM/HER BY DE-
FAULT.

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

True Copy—Test:
Mahasin El Amin, Clerk
150600 (9-11,9-18,9-25)

LEGALS

ORDER OF PUBLICATION
BY POSTING

RENE MATUTE ROMERO

VS.

CARLOS CANTARERO
MATUTE, ET AL.

In the Circuit Court for
Prince George’s County, Maryland
Case Number: C-16-FM-25-002752

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

That the Defendant, Carlos Abel
Cantarero, is hereby notified that
the Plaintiff, has filed a COM-
PLAINT FOR SOLE PHYSICAL
AND SOLE LEGAL CUSTODY and
MOTION FOR SPECIAL IMMI-
GRANT JUVENILE STATUS FIND-
INGS naming him/her as the
defendant and stating that the De-
fendant’s last known address is: Un-
known, Honduras, and therefore it
is;

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 publication to be
completed by the 11th day of Octo-
ber 2025; and it is further;

ORDERED, this Order shall be
published in one or more newspa-
pers of general circulation pub-
lished in the city in Honduras where
the Defendant lived and provide
proof of publication to the Court,
and it is further;

ORDERED, said publication to be
completed by the 10th day of No-
vember, 2025; and it is further;

ORDERED, THAT THE DEFEN-
DANT, CARLOS ABEL
CANTARERO, IS HEREBY
WARNED THAT FAILURE TO
FILE AN ANSWER OR OTHER DE-
FENSE ON OR BEFORE THE 10th
day of December, 2025, MAY RE-
SULT IN THE CASE PROCEEDING
AGAINST HIM/HER BY DE-
FAULT.

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

True Copy—Test:
Mahasin El Amin, Clerk
150616 (9-18,9-25,10-2)

THE
PRINCE GEORGE’S
POST

Call 301-627-0900

Fax 301-627-6260

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LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CARMELLA CONNELLY

Notice is given that Marcia Con-
nelly, whose address is 9704 Potomac
Dr, Fort Washington, MD 20744, was
on August 29, 2025 appointed Per-
sonal Representative of the estate of
Carmella Connelly who died on
April 29, 2025 with a will.

Further information can be ob-
tained by reviewing the estate file in
the office of the Register of Wills or
by contacting the personal 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
February, 2026.

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

MARCIA CONNELLY
Personal Representative

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

Estate No. 138383
150590 (9-11,9-18,9-25)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARY ALICE COLLINS

Notice is given that Allyson M
Small, whose address is 1537 Eton
Way, Crofton, MD 21114, was on Jan-
uary 14, 2025 appointed Personal
Representative of the estate of Mary
Alice Collins who died on Novem-
ber 7, 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 14th day of
July, 2025.

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.

ALLYSON M SMALL
Personal Representative

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

Estate No. 135959
150591 (9-11,9-18,9-25)

LEGALS

L. Paul Jackson, II
1101 Mercantile Lane, Suite 240
Largo, Maryland 20774
301-925-1800

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DOLLY A. STEVENSON

Notice is given that Mary Mered-
ith, whose address is 4122 Lane
Place, NE, Washington, DC 20019,
was on August 28, 2025 appointed
Personal Representative of the es-
tate of Dolly A. Stevenson, who died
on June 30, 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 28th day of
February, 2026.

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

MARY MEREDITH
Personal Representative

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

Estate No. 138471
150593 (9-11,9-18,9-25)

VALERIE BARNES
Personal Representative

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

Estate No. 138356
150594 (9-11,9-18,9-25)

LEGALS

NOTICE

Notice is hereby given to the public that, pursuant to Art. XI-E of the Md. Constitution and § 4-304 of the Local Government Article of the Annotated Code of Md., the Board of Commissioners of The Town of Upper Marlboro, Maryland, in a public meeting assembled on August 26, 2025, duly adopted Charter Amendment Resolution No. 03-2025,

A resolution of the Board of Commissioners of the Town of Upper Marlboro, Maryland, amending various sections, of the charter of the Town of Upper Marlboro to modernize the charter by updating state law references (§ 82-49 when taxes are overdue; § 82-82 condemnation), to use gender neutral language (§ 82-51 fees; § 82-75 right of entry), and to make other nonsubstantive amendments (§ 82-24 registration; § 82-63 control of public ways).

The amendments shall become effective and be considered a part of the Charter of the Town of Upper Marlboro on October 15, 2025, unless on or before October 5, 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 submitted in accordance with State law signed by at least twenty percent (20%) of the qualified voters in municipal elections of the Town of Upper Marlboro, requesting that the proposed amendment be submitted to referendum to the voters of Town of Upper Marlboro.

A complete copy of the Charter Amendment Resolution may be obtained electronically by email at clerk@uppermarlboromd.gov, or in-person 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

150581 (9-11,9-18,9-25,10-2)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DEZRIE SMITH

Notice is given that Sharon
Hoskins, whose address is 7102 E
Clinton St, Clinton, MD 20735-2110,
was on September 4, 2025 appointed
Personal Representative of the estate
of Dezrie Smith who died on July 6,
2025 with a will.

Further information can be ob-
tained by reviewing the estate file in
the office of the Register of Wills or
by contacting the personal 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 4th day of
March, 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.

SHARON HOSKINS
Personal Representative

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

Estate No. 138442
150640 (9-18,9-25,10-2)

LEGALS

NOTICE OF CIVIL AC-
TION

SOFTMOC USA, INC.
v.

G&C TRANSPORTATION, LLC

United States District Court for
the District of Maryland,
Civil Action No. 8:25-cv-00389-PX
To G&C Transportation LLC:

You are hereby notified that a law-
suit has been filed against you in the
United States District Court for the
District of Maryland for negligence,
and for claims arising under the
Carmack Amendment in connection
with the shipment of goods that
were lost. If you fail to respond to
this lawsuit by October 2, 2025, a de-
fault judgment may be entered
against you. The response must be
signed by you or your attorney and
mailed to the following:

Clerk of Court
District of Maryland
6500 Cherrywood Lane
Greenbelt, MD 20770

Eric Yaffe (USDC MD No. 15595)
Lathrop GPM LLP
The Watergate
600 New Hampshire Avenue,
N.W. Suite 700
Washington, D.C. 20037

150658 (9-18,9-25,10-2,10-9)

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.

Michael Vacek
2271 Prince Of Wales Court
Bowie, MD 20716
Defendant

In the Circuit Court for Prince
George’s County, Maryland
Case No. C-16-CV-25-002915

Notice is hereby given this 11th
day of September, 2025, by the Cir-
cuit 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 be-
fore the 13th day of October, 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 succe-
ssive weeks before the 13th day of
October, 2025.

The Report of Sale states the
amount of the foreclosure sale price
to be \$242,000.00. The property sold
herein is known as 2271 Prince Of
Wales Court, Bowie, MD 20716.

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

True Copy—Test:
Mahasin El Amin, Clerk
150656 (9-18,9-25,10-2)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JANEICE YVONNE BURNS
AKA: JANEICE Y MCNEILL

Notice is given that GLORIA MC-
NEILL, whose address is 3054 Clin-
ton St NE, Washington, DC
20018-2628, was on July 23, 2025 ap-
pointed Personal Representative of
the estate of JANEICE YVONNE
BURNS who died on May 6, 2025
with a will.

Further information can be ob-
tained by reviewing the estate file in
the office of the Register of Wills or
by contacting the personal 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 23rd day of
January, 2026.

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

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

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

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

GLORIA MCNEILL
Personal Representative

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

Estate No. 137614
150641 (9-18,9-25,10-2)



LEGALS

PRINCE GEORGE’S COUNTY
GOVERNMENT

Board of License
Commissioners

(Liquor Control Board)

REGULAR SESSION

OCTOBER 8, 2025

1. t/a Pollo Sabroso, Samuel Uman-
zor, President /Secretary /
Treasurer, Class B(AE), Beer, Wine
and Liquor, SU Corporation, 4400
Rhode Island Avenue, Brent-
wood, 20722. Request for a Special
Entertainment Permit. –
Represented by Linda Carter, Es-
quire.

2. t/a Lisp Restaurant and Lounge,
Catrina Jackson, Member, Eliza-
beth Greene, Member, Class B,
Beer, Wine and Liquor, EC Collec-
tive, 6339 Allentown Road, Suite
A, Temple Hills, 20748. Request
for a Special Entertainment Per-
mit.

3. t/a Branch Avenue Liquors,
Robert Tyler, President /Secretary
/Treasurer, Class A, Beer,
Wine and Liquor, Volms Enter-
prise Corporation, 3302 Branch
Avenue, Temple Hills, 20748. Re-
quest for a Delivery Permit. –
Represented by Robert Kim, Es-
quire.

4. t/a Keller’s Market, Shilpaben B.
Patel, President /Secretary /Trea-
surer, Class D(off), Beer and
Wine, Kellers Market, Inc., 15624
Livingston Road, Accokeek,
20607. Request for a Delivery Per-
mit. – Represented by Robert
Kim, Esquire.

5. Mulugeta Tesfakiros, Sole Manag-
ing Member, Aster Haileelassie
Member, Sentayehue A. Desta,
Member, t/a National Golf Club
at Tantallon, 300 St. Andrews
Drive, Fort Washington, 20744,
for an alleged violation of R.R.
No. #1 of the Rules and Regula-
tions for Prince George’s County:
Sale to or Possession By Under-
age Persons: A Pursuant to Sec-
tions 6-304 and 26-2707 of the
Alcoholic Beverages Article of the
Annotated Code of Maryland, a
licensee or any of his/her em-
ployees or agents, may not sell,
serve or furnish or allow the con-
sumption or possession of any al-
coholic beverages at any time to
any person under the age of 21. -
Represented by Charles E. Wal-
ton, Esquire.

A virtual hearing will be held via
Zoom at 7:00 p.m. on Wednesday,
October 8, 2025. If you would like
to attend, the link to the virtual
hearing will be available one week
prior on the BOLC’s website at
http://bolc.mypgc.us, or you may
email BLCC@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
September 18, 2025

150709 (9-25,10-2)

LEGALS

COUNTY COUNCIL HEARINGS
COUNTY COUNCIL OF
PRINCE GEORGE’S COUNTY, MARYLAND
NOTICE OF PUBLIC HEARINGS

TUESDAY, OCTOBER 7, 2025
COUNCIL HEARING ROOM
WAYNE K. CURRY ADMINISTRATION BUILDING
1301 MCCORMICK DRIVE
LARGO, MARYLAND
<https://pgccouncil.us/LIVE>

10:00 A.M.

Notice is hereby given that on Tuesday, October 7, 2025, the County Council of Prince George’s County, Maryland, will hold the following public hearing:

COUNCIL BILLS:

CB-024-2025 (DR-2) AN ACT CONCERNING THE FEDERAL WORKER EMERGENCY ASSISTANCE ACT OF PRINCE GEORGE’S COUNTY for the purpose of establishing emergency financial assistance, job placement support, and essential services for laid-off federal workers residing in Prince George’s County, ensuring stability and access to critical resources during periods of economic hardship.

CB-035-2025 (DR-2) AN ACT CONCERNING UNIVERSAL DESIGN FOR HOUSING - 2025 REVISIONS for the purpose of removing and re-lettering certain definitions; providing for amending a certain definition; clarifying that all site plans, under certain circumstances, covered under the Site Plan definition in this Division, are approved for a certain exemption; providing for revisions to certain design elements; providing for a certain width for certain exterior door entrances; providing for a certain width for certain lead walks; providing for a certain width for certain hallways on the accessible level; providing for a certain width for certain doorways on the accessible level; providing for a certain width for certain interior hallways in townhouse and two-over-two units; providing for a certain width for certain interior doorways in townhouse and two-over-two units; providing that a waiver shall not be granted under certain circumstances as a condition of approval of a Detailed Site Plan, Special Exception, or a Zoning Map Amendment; and generally regarding Universal Design elements for certain newly constructed residential housing dwelling units.

CB-047-2025 AN ACT CONCERNING THE BUILDING CODE OF PRINCE GEORGE’S COUNTY for the purpose of updating the provisions of the Building Code of Prince George’s County (the “County”) to conform to the 2021 editions of the International Building Code, the International Mechanical Code, the International Energy Conservation Code, International Swimming Pool and Spa Code, International Existing Building Code, The National Fire Protection Association Life Safety Code The National Fire Protection Association Fire Code, The 2020 National Electrical Code, and the International Residential Code for One- and Two-Family Dwellings.

COUNCIL RESOLUTIONS:

CR-101-2025 (DR-2) A RESOLUTION CONCERNING MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION for the purpose of approving certain transfers of appropriations within the Park Fund of the Approved FY 2026 Operating Budget of the Maryland-National Capital Park and Planning Commission; and approving certain transfers of appropriations to the Approved Fiscal Year 2025-2031 Capital Improvement Program of the Maryland-National Capital Park and Planning Commission.

CR-102-2025 (DR-2) A RESOLUTION CONCERNING MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION for the purpose of approving certain transfers of appropriations within the Administration Fund of the Approved FY 2026 Operating Budget of the Maryland-National Capital Park and Planning Commission.

To register to speak or submit comments or written testimony please use the Council’s eComment portal at: <https://pgccouncil.us/Speak>. For those unable to use the portal, comments /written correspondence may be emailed to: onlinesignup@co.pg.md.us or faxed to (301) 952-5178. **Written comments must be submitted by 3:00 p.m. on the day BEFORE the meeting.** Testimony and comments will not be accepted via social media or by telephone/voice mail message. **Register to speak, in advance, by 3:00 p.m. on the day BEFORE the meeting.** Additionally, on-site registration for live testimony is now available; however, **advance registration to testify is strongly encouraged.**

These policies are in effect until otherwise changed and, any future changes to them, will be communicated on the County Council website, County Council social media channels, via Alert Prince George’s, and will be shared with the press via a press release.

View meetings by selecting the "In Progress" link next to the meeting on the Council's live streaming page: <https://pgccouncil.us/LIVE>.

BY ORDER OF THE COUNTY COUNCIL
PRINCE GEORGE’S COUNTY, MARYLAND
Edward P. Burroughs III, Chair

ATTEST:
Donna J. Brown
Clerk of the Council

150710 (9-25,10-2)

LEGALS

LEGAL NOTICE
CITY OF BOWIE, MD
PUBLIC HEARING

A Public Hearing for Ordinance O-10-25 Amending Chapter 17, “Park Rules and Regulations,” Section 17-5, “Enforcement; Violations and Penalties,” To Provide That It Is a Misdemeanor to Camp in City Parks or to Remain in City Parks After Closing in Violation of Section 17-2, “Park Rules”; and Amending Chapter 22, “Streets and Sidewalks,” Article I, “In General,” Section 22-11, “Buildings or Obstructions in Streets, Sidewalks, or Alleys Unlawful,” To Clarify That the Erection of Tents and Other Shelters in the Public Right of Way Is Prohibited, and Amending Section 22-19A, “Enforcement; Violations and Penalties,” To Declare That the Erection and Maintenance of Tents or Other Shelters on Public Property to Be a Misdemeanor and to Prescribe a Penalty for Said Offense, is scheduled to be held at 8:00 p.m., Monday, October 6, 2025. Those wishing to provide testimony / comments for the public hearing can sign up to speak prior to the beginning of the meeting, or email written testimony / comments to cityclerk@cityofbowie.org. Deadline for submittal of written testimony / comments is 7:00 p.m., Monday, October 6, 2025. Residents may attend the meeting in person in the Council Chambers at Bowie City Hall, 15901 Fred Robinson Way, Bowie, MD 20716, or may view meetings online at www.cityofbowie.org/viewmeetings or on Verizon channel 10 or Comcast channel 71 and 996. For more information, contact the City Clerk at 301-809-3029 or ahernandez@cityofbowie.org.

Alfred D. Lott
City Manager

150670 (9-25)

LEGALS

COUNTY COUNCIL HEARINGS
COUNTY COUNCIL OF
PRINCE GEORGE’S COUNTY, MARYLAND
NOTICE OF PUBLIC HEARINGS

TUESDAY, OCTOBER 7, 2025 – Second Public Hearing
COUNCIL HEARING ROOM
WAYNE K. CURRY ADMINISTRATION BUILDING
1301 MCCORMICK DRIVE
LARGO, MARYLAND
<https://pgccouncil.us/LIVE>

10:00 A.M.

Notice is hereby given that on Tuesday, October 7, 2025, the County Council of Prince George’s County, Maryland, will hold a Second Public Hearing on Floor Amendment (Amendment 15) to Council Bill-15-2024, moved by Council Member Harrison at the conclusion of the First Public Hearing on July 16, 2024. Pursuant to court order, the Second Public hearing shall be limited to the consideration of Amendment 15 to remove special exception approval on certain lot acreage for residential developments in the CGO Zone outside the Capital Beltway.

SUBSTANTIVE AMENDMENT TO COUNCIL BILL:

CB-015-2024 (DR-3) AN ORDINANCE CONCERNING THE ZONING ORDINANCE OF PRINCE GEORGE’S COUNTY-OMNIBUS BILL for the purpose of reconciling certain terms, procedures, and other language of the new Zoning Ordinance, being Chapter 27, 2019 Laws of Prince George’s County; revising certain procedures and regulations; and adding clarification language to further effectuate successful implementation of the County’s new, modern, streamlined Zoning Ordinance.

To register to speak or submit comments or written testimony please use the Council’s eComment portal at: <https://pgccouncil.us/Speak>. For those unable to use the portal, comments /written correspondence may be emailed to: onlinesignup@co.pg.md.us or faxed to (301) 952-5178. **Written comments must be submitted by 3:00 p.m. on the day BEFORE the meeting.** Testimony and comments will not be accepted via social media or by telephone/voice mail message. **Register to speak, in advance, by 3:00 p.m. on the day BEFORE the meeting.** Additionally, on-site registration for live testimony is now available; however, **advance registration to testify is strongly encouraged.**

These policies are in effect until otherwise changed and, any future changes to them, will be communicated on the County Council website, County Council social media channels, via Alert Prince George’s, and will be shared with the press via a press release.

View meetings by selecting the "In Progress" link next to the meeting on the Council's live streaming page: <https://pgccouncil.us/LIVE>.

BY ORDER OF THE COUNTY COUNCIL
PRINCE GEORGE’S COUNTY, MARYLAND
Edward P. Burroughs III, Chair

ATTEST:
Donna J. Brown
Clerk of the Council

150711 (9-25,10-2)

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

2620 KENNISON LANE
BOWIE, MD 20715

By authority contained in a Deed of Trust dated August 28, 2018 and recorded in Liber 41342, Folio 469,, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$320,150.00, and an interest rate of 4.500%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

OCTOBER 14, 2025 AT 10:00 AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$29,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo /HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

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

150667 (9-25,10-2,10-9)

LEGALS

MARYLAND DEPARTMENT OF THE ENVIRONMENT
WATER AND SCIENCE ADMINISTRATION
PRELIMINARY DECISION TO GRANT
CATEGORICAL EXCLUSION (CE #667)

Project Name/Number: WSSC Water Lead Reduction Program / DWBL -1065 -25L
Project Applicant: Washington Suburban Sanitary Commission
Project Location/County: Montgomery and Prince George’s Counties
Total Project Cost/Loan: \$205,863,257 / \$40,338,392

Project Description:
The proposed project involves inventory, material verification and replacement of lead and Galvanized Requiring Replacement (GRR) water service line connections within the WSSC Water Service area to comply with EPA’s Lead and Copper rule Improvements. WSSC has identified over 13,000 service connections with unknown pipe material that may or may not require replacement. The WSSC Program involves maintaining an inventory, pipe material verification and lead and GRR service line replacement for both the public side and private side portions of the service line. The proposed improvements will provide residents with safe and adequate drinking water.

The Washington Suburban Sanitary Commission has applied for financial assistance from the Maryland Department of the Environment’s State Revolving Loan Fund for the proposed project as described above. In accordance with requirements for complying with the State Environmental Review Process (SERP) under COMAR 26.03.11 for such assistance, a review has been performed by the Department on the applicant’s request for a Categorical Exclusion from a comprehensive environmental review under SERP. The Department has determined that the proposed project qualifies for a Categorical Exclusion pursuant to COMAR 26.03.11.04 because the project constitutes functional replacement of equipment or structures. This determination is based on a careful review of the supporting documentation provided by the applicant and other documents available to the Department. In concert with this preliminary determination, the Department has also found the project to be consistent with the Maryland Economic Growth, Resource Protection, and Planning Policy in accordance with Executive Order 01.01.1992.27, and Maryland’s Smart Growth and Neighborhood Conservation Policy, in accordance with Executive Order 01.01.1998.04.

As a result of the above determination, the applicant will not need to prepare and /or finalize an Environmental Information Document, and the Department is prepared to approve the applicant’s request for financial assistance without further environmental review.

Comments supporting or disagreeing with the above preliminary decision may be submitted for consideration by writing to:

Rajiv Chawla, Division Chief
Region I Project Management Division
Water and Science Administration
Maryland Department of the Environment
1800 Washington Boulevard
Baltimore, Maryland 21230

After evaluating any comments received, the Department will make a final decision no sooner than 20 calendar days from the date of this notice. No administrative action will be taken with respect to this proposal during this timeframe.

Walid Saffouri, P.E., Program Administrator
Engineering & Capital Projects Program
Water and Science Administration

150707 (9-25)

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

8849 EAST GROVE
UPPER MARLBORO, MD 20774

By authority contained in a Deed of Trust dated February 18, 2005 and recorded in Liber 21757, Folio 153, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$109,000.00, and an interest rate of 7.000%, 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

OCTOBER 14, 2025 AT 11:30 AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$5,400.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo /HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

Richard E. Solomon, et al.,
Substitute Trustees

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

150672 (9-25,10-2,10-9)

The Prince George’s Post

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LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LYNWOOD EUGENE CAMPBELL

Notice is given that Samuel Blalock, whose address is 7505 Glenside Dr, Takoma Park, MD 20912-7546, was on September 4, 2025 appointed Personal Representative of the estate of Lynwood Eugene Campbell, who died on July 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 4th day of March, 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.

SAMUEL BLALOCK
Personal Representative

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

Estate No. 138491

150644 (9-18,9-25,10-2)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MINNIE B DORSEY

Notice is given that Tyrone Dorsey, whose address is 11554 Palo Alto Rd, Lusby, MD 20657-3751, was on September 9, 2025 appointed Personal Representative of the estate of Minnie B Dorsey, who died on June 20, 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 9th day of March, 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.

TYRONE DORSEY
Personal Representative

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

Estate No. 138107

150645 (9-18,9-25,10-2)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DONNELL ELLIOTT

Notice is given that Monica Leid, whose address is 11500 Burning Tree Ct, Bowie, MD 20721, was on June 5, 2025 appointed Personal Representative of the estate of Donnell Elliott, who died on February 27, 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 December, 2025.

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

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

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

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

MONICA LEID
Personal Representative

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

Estate No. 137515

150646 (9-18,9-25,10-2)

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

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CLARENCE EDWARD ROBINSON

Notice is given that Takisha Robinson Ubiera, whose address is 9502 Bechtel Ct, Clinton, MD 20735-3189, and Terence Benjamin Robinson, whose address is 12614 Thrush Pl, Upper Marlboro, MD 20772-5280, were on September 3, 2025 appointed Co-Personal Representatives of the estate of Clarence Edward Robinson who died on May 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 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 3rd day of March, 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.

TAKISHA ROBINSON UBIERA
TERENCE BENJAMIN ROBINSON
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. 138151

150652 (9-18,9-25,10-2)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LUIS A CISNEROS

Notice is given that Sinisa Cisneros, whose address is 8614 Monmouth Dr, Upper Marlboro, MD 20772-5106, was on September 8, 2025 appointed Personal Representative of the estate of Luis A Cisneros, who died on April 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 8th day of March, 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.

SINISA CISNEROS
Personal Representative

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

Estate No. 138271

150647 (9-18,9-25,10-2)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

In The Estate Of:
BRENDA BOLDEN
Estate No.: 130651

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Ronald Bolden 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 **October 15, 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

150636 (9-18,9-25)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

In The Estate Of:
BRENDA BOLDEN
Estate No.: 130651

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Erica T. Davis 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 **October 15, 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

150637 (9-18,9-25)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DANIEL A EMERUEM

Notice is given that Grace Emeruem, whose address is 1104 Merganser Ct, Upper Marlboro, MD 20774-7108, was on September 5, 2025 appointed Personal Representative of the estate of Daniel A Emeruem, who died on June 18, 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 March, 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.

GRACE EMERUEM
Personal Representative

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

Estate No. 138289

150648 (9-18,9-25,10-2)

LEGALS

Brian Gormley Esq
10605 Concord Street Suite 420
Kensington, MD 20895
240-530-8018

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LORETTA BERNICE MEDLEY

Notice is given that Derrick D Medley, whose address is 10709 Dragoo Pl, Clinton, MD 20735-3906, was on February 24, 2025 appointed Successor Personal Representative of the estate of Loretta Bernice Medley who died on March 3, 2005 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 successor personal representative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 24th day of August, 2025.

Any person having a claim against the decedent must present the claim to the undersigned successor 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 successor 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.

DERRICK D MEDLEY
Successor Personal Representative

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

Estate No. 94672

150642 (9-18,9-25,10-2)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MESKEREM M SAMUEL

Notice is given that Milkias Samuel, whose address is 10013-B American Pharoah Lane, Laurel, MD 20723, was on September 5, 2025 appointed Personal Representative of the estate of Meskerem M Samuel, who died on April 13, 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 March, 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.

MILKIAS SAMUEL
Personal Representative

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

Estate No. 137980

150649 (9-18,9-25,10-2)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOHN C THOMAS

Notice is given that Yarnell Thomas, whose address is 7918 Echols Ave, Glenarden, MD 20706-1708, was on September 8, 2025 appointed Personal Representative of the estate of John C Thomas, who died on March 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 8th day of March, 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.

YARNELL THOMAS
Personal Representative

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

Estate No. 137918

150650 (9-18,9-25,10-2)

AMENDED
NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
TIMOTHY NICHOLAS THOMAS

Notice is given that Terence D Thomas, whose address is 3135 Beltsville Rd, Beltsville, MD 20705, was on May 1, 2025 appointed Personal Representative of the estate of Timothy Nicholas Thomas, who died on October 9, 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 1st day of November, 2025.

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

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

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

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

TERENCE D THOMAS
Personal Representative

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

Estate No. 135295

150651 (9-18,9-25,10-2)

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
2025	Dodge	Ram 1500	1D7HU16D05J554766
2006	Chrysler	300	2C3KA43R86H470356
2013	Cadillac	XTS	2G61V5S36D9153359
2005	Saturn	Ion	1G8AJ54F35Z147343
2022	Toyota	Venza	JTEA4AAH1NJ107082
2001	Acura	CL	19UYA42731A026249
2013	Toyota	Corolla	5YFBU4EE8DP137515
2016	Ford	Focus	1FADP3K22GL318438
2008	Infiniti	G35	JNKBV61E08M211886
150713			(9-25)

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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

3808 ELDBRIDGE TERRACE
BOWIE, MD 20716

By authority contained in a Deed of Trust dated September 30, 2022 and recorded in Liber 48294, Folio 112, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$348,570.00, and an interest rate of 6.125%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

SEPTEMBER 30, 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 \$33,000.00 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.
Substitute Trustees

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

150604(9-11,9-18,9-25)

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
8406 Cinema Court, Clinton, Maryland 20735-2281

By virtue of the power and authority contained in a Deed of Trust from MONICA GOODWINE AKA MONICA PALMER-GOODWINE, dated August 26, 2019 and recorded in Liber 42646 at Folio 528 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

WEDNESDAY, OCTOBER 1, 2025 AT 3:05 P.M.

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

Lot numbered Sixteen (16) in Block Lettered "B", in the subdivision known as "Seligson's Addition to Chris Mar Manor", as per plat recorded among the Land Records of Prince George’s County, Maryland in Plat Book NLP 145 at Plat No. 28.

For Informational Purposes Only

The Improvements thereon being known as 8406 Cinema Court, Clinton, MD 20735. Tax ID# 9-0953893

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

TERMS OF SALE: A deposit of \$16,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 4.050% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

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

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

150592(9-11,9-18,9-25)

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

9013 PINEHURST DRIVE
FORT WASHINGTON, MD 20744

By authority contained in a Deed of Trust dated October 29, 2014 and recorded in Liber 36471, Folio 519, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$208,587.00, and an interest rate of 4.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

SEPTEMBER 30, 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 \$20,000.00 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.
Substitute Trustees

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

150606(9-11,9-18,9-25)

LEGALS

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on March 20, 2006, a certain Deed of Trust was executed by Francis C. Rustin, and Alver E. Rustin as Grantor(s) in favor of Wells Fargo bank N.A. as Beneficiary, and George Ballman as Trustee(s), and was recorded on May 5, 2006, in Book 25007, Page 493 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 March 25, 2020, and recorded on April 3, 2020, in Book 43338, Page 33, 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 May 19, 2025, 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 August 25, 2025 is \$263,684.54; 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 October 14, 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: 7622 Allendale Circle, Hyattsville, MD 20785

Tax ID: 13-1543180

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 \$263,684.54.

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 \$26,500.00 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 \$26,500.00 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,

LEGALS

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: August 26, 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”

BEGIN KNOWN AND DESIGNATED as Lot numbered Twelve (12) in Block numbered and lettered Eight-A (8-A) in the subdivision known as Section Two, Palmer Park as per plat of said subdivision recorded in Plat Book WWW 36 at Plat 31, among the Land Records of Prince George’s County, Maryland, being in the 13th Election District County of said County. The improvements thereon being known as No. 7622 Allendale Circle.

Tax ID: 13-1543180

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

150668(9-25,10-2,10-9)

LEGALS

LEGAL NOTICE
CITY OF BOWIE, MD

Ordinance O-9-25: An Ordinance of the Council (the “Council”) of the City of Bowie, Maryland to authorize and empower The City of Bowie (the “City”) to sell and issue from time to time, upon its full faith and credit, one or more series of (1)(A) general obligation bonds and (B) general obligation bond anticipation notes, each in an original aggregate principal amount not to exceed Thirty-Three Million Dollars (\$33,000,000), and (2) general obligation refunding bonds, subject to the limitations provided for herein, the proceeds of the sale thereof to be used and applied for the public purpose of financing, reimbursing or refinancing costs of the public purpose projects and purposes identified herein as Bowie Ice Arena, Water Distribution System Recapitalization, Water Plant, Sewer Main Rehabilitation, Wastewater Treatment Plant, and costs of issuance; specifying the maximum original aggregate principal amount of the bonds or bond anticipation notes provided for herein to be allocated to each such project, subject to reallocation by the Council in accordance with applicable budgetary procedures or law; providing for further reallocation of proceeds of the bonds or bond anticipation notes as described herein; providing that the Council by resolution shall determine, approve or provide for various matters relating to the authorization, sale, security, issuance, delivery, payment and prepayment or redemption of and for each series of the bonds, the bond anticipation notes and the refunding bonds (each a “series of the obligations” or the “obligations”); providing for the imposition of ad valorem taxes sufficient for, and pledging the full faith and credit and unlimited taxing power of the City to, the payment of debt service on each series of the obligations; providing that debt service on each series of the obligations also may be paid from any other sources of revenue lawfully available to the City for such purpose; providing that certain actions may be taken or provided for by resolution in connection with the reissuance or modification of any of the obligations; providing that any of the obligations may be consolidated with other obligations of the City and issued as a single series of bonds, bond anticipation notes and/or refunding bonds; authorizing, directing and empowering officials and employees of the City to take certain actions in connection with the obligations; authorizing modifications of the obligations to be made by resolution unless another action is required; providing that this title shall be deemed a fair summary of this Ordinance for all purposes and allowing fair summaries to be in another format as provided herein; providing that the provisions of this Ordinance shall be liberally construed; and otherwise generally relating to the sale, issuance and delivery and payment of and for the obligations.

PASSED by the Council of the City of Bowie, Maryland at a Regular Meeting on September 15, 2025.

Alfred D. Lott
City Manager

150669(9-25)

LEGALS

LEGAL NOTICE
CITY OF BOWIE, MD
PUBLIC HEARING

A Public Hearing for Ordinance O-11-25 Amending the Adopted Budget for the Fiscal Year Beginning July 1, 2025, and Ending June 30, 2026, As Adopted by Ordinance O-4-25, To Appropriate Funds for the Following Projects: \$26,000 for Opioid Remediation Strategies and \$45,900 To Replace a Public Safety Vehicle, is scheduled to be held at 8:00 p.m., Monday, October 6, 2025. Those wishing to provide testimony/ comments for the public hearing can sign up to speak prior to the beginning of the meeting, or email written testimony/ comments to cityclerk@cityofbowie.org. Deadline for submittal of written testimony/ comments is 7:00 p.m., Monday, October 6, 2025. Residents may attend the meeting in person in the Council Chambers at Bowie City Hall, 15901 Fred Robinson Way, Bowie, MD 20716, or may view meetings online at www.cityofbowie.org/viewmeetings or on Verizon channel 10 or Comcast channel 71 and 996. For more information, contact the City Clerk at 301-809-3029 or ahernandez@cityofbowie.org.

Alfred D. Lott
City Manager

150671(9-25)

LEGALS

CONDADO DE PRINCE GEORGE
DEPARTAMENTO DE VIVIENDA Y DESARROLLO COMUNITARIO
DIVISIÓN DE PLANIFICACIÓN Y DESARROLLO COMUNITARIO

SUBVENCIÓN EN BLOQUE PARA EL DESARROLLO
COMUNITARIO (CDBG, EN INGLÉS)
AVISO DE DISPONIBILIDAD DE FONDOS (NoFA, EN INGLÉS)
Y
SOLICITUD PARA EL AÑO DEL PROGRAMA (PY, EN INGLÉS)
52 Y TALLER DE PROPUESTAS

El Departamento de Vivienda y Desarrollo Comunitario (DHCD) del Con-
dado de Prince George recibirá solicitudes para el Programa de Subvención
en Bloque para el Desarrollo Comunitario (CDBG) para el **Año del Programa
(PY) 52, que abarca del 1.o de julio de 2026 al 30 de junio de 2027**. Las so-
licitudes estarán disponibles en línea el **jueves 23 de octubre de 2025**.

La fecha límite de presentación de solicitudes es
el lunes 24 de noviembre de 2025 a las 5:00 p. m.

Los fondos del CDBG se utilizan para fomentar comunidades viables al pro-
porcionar viviendas decentes y entornos de vida adecuados, y ampliar las
oportunidades económicas principalmente para personas de ingresos bajos
y moderados. Se aceptarán solicitudes y se tendrán en cuenta los proyectos
listos para comenzar. Además, los solicitantes con fondos pendientes de años
anteriores, incluido el año del programa 50 y anteriores, pueden no ser eleg-
ibles para recibir fondos.

La solicitud del CDBG para el Año 52 del Programa estará disponible en línea en el
sitio web del Departamento de Vivienda y Desarrollo Comunitario:
[http://www.princegeorgescountymd.gov/1106/Community-Development-Block-
Grant](http://www.princegeorgescountymd.gov/1106/Community-Development-Block-Grant). Los interesados también pueden pedir una solicitud por correo electrónico a
CDBGCPD@co.pg.md.us.

Las solicitudes/propuestas deben enviarse por correo electrónico a más tar-
dar el **24 de noviembre de 2025 antes de las 5:00 p. m. a**
CDBGCPD@co.pg.md.us

El DHCD patrocinará un **Taller de Propuestas**, donde se brindará una de-
scripción general del Programa CDBG y los requisitos específicos relaciona-
dos con la solicitud de estos fondos, que incluyen, entre otros, los siguientes:

- La financiación para la categoría de planificación y administración es limitada; y
- La Categoría de Servicio Público tiene un límite del 15 % del total de los fondos del subsidio para el año del programa aplicable, de acuerdo con el Título 24 del Código de Regulaciones Federales (CFR, en inglés), sección 570.500 (a). *Tenga en cuenta que, según las tendencias históricas del Departamento, un solicitante solo puede pedir financiamiento hasta \$50,000.00.*

La fecha y hora del taller son las siguientes:

FECHA: Jueves, 23 de octubre de 2025

HORA: 10:00 a. m – 12:00 p. m.

LUGAR: Reunión virtual a través de **Zoom**

Los participantes interesados deben confirmar su asistencia enviando un correo elec-
trónico a CDBGCPD@co.pg.md.us para recibir la invitación a la reunión de Zoom.
Todos las personas registradas deben seguir las instrucciones para unirse a la re-
unión.

Lengua de señas para personas con discapacidad auditiva y servicios de in-
terpretación. Para solicitar estos servicios, llame al: TTY (301) 699-2544.

El condado de Prince George promueve activamente la igualdad de oportu-
nidades y no discrimina por motivos de raza, color, género, religión, origen
étnico o nacionalidad, discapacidad o situación familiar en la admisión o el
acceso a los beneficios de los programas o las actividades.

Autorizado por:
Jonathan Butler, director interino
Condado de Prince George
Departamento de Vivienda y Desarrollo Comunitario
9200 Basil Court, Suite 306
Largo, Maryland 20774
Fecha: 25 de septiembre de 2025

150715 (9-25)



LEGALS

ORDER OF PUBLICATION
BY POSTING

ELIANA DIAZ FLORES

VS.

JOSE ALFARO MUNOZ

In the Circuit Court for
Prince George's County, Maryland
Case Number: C-16-FM-25-004594

ORDERED, ON THIS 18th day of
September, 2025, by the Circuit
Court for Prince George's County
MD:

That the Defendant, Jose Antonio
Alfaro Munoz, is hereby notified
that the Plaintiff, has filed a COM-
PLAINT FOR CUSTODY and MO-
TION FOR FACTUAL FINDINGS
OF SPECIAL IMMIGRANT JUE-
NILE STATUS ELIGIBILITY naming
him/her as the defendant and sta-
ting that the Defendant's last known
address is: Canton Conacaste, Ciu-
dad Arce, La Libertad, El Salvador
and therefore it is;

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

ORDERED, said publication to be
completed by the 18th day of Octo-
ber 2025; and it is further;

ORDERED, THAT THE DEFEN-
DANT, JOSE ANTONIO ALFARO
MUNOZ, IS HEREBY WARNED
THAT FAILURE TO FILE AN AN-
SWER OR OTHER DEFENSE ON
OR BEFORE THE 17th day of No-
vember, 2025, MAY RESULT IN
THE CASE PROCEEDING
AGAINST HIM/HER BY DE-
FAULT.

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

True Copy—Test:
Mahasin El Amin, Clerk
150706 (9-25,10-2,10-9)

LEGALS

Notice of Trust
Administration

Harry and Molly Katz
Revocable Trust Agreement
Date of Trust: April 28, 2024
Settlor: Molly Katz
Date of Death: August 7, 2025

Pursuant to the terms of the Harry
and Molly Katz Revocable Trust
Agreement, the undersigned Trustee
hereby provides notice to of the fol-
lowing:

1. **Trust Information:**

The Trust, created by Molly Katz
dated April 28, 2024 has become
irrevocable upon the death of
Molly Katz on August 7, 2025.

2. **Trust Information:**

The undersigned, Douglas L.
Burgess, is the current Trustee of
the Trust. The Trustee can be con-
tacted at:

8640 Ridgelys Choice Drive
Suite 201A
Nottingham, MD 21236
410-870-5200
doug@burgesslawllc.com

3. **Intent to Administer the Trust:**

The Trustee intends to administer
the Trust according to its terms
and Maryland law. As the trust is
now irrevocable due to the death
of the settlor, the Trustee is taking
steps to carry out the terms of the
trust.

4. **Right to Contest the Trust:**

Under Maryland law, any inter-
ested party may contest the valid-
ity of the trust or the trustee's
actions. The contest period is 6
months from the date this notice
is published or the date of the
Trustee's knowledge of the con-
testing party's claim, whichever is
earlier. If you wish to challenge
the terms or administration of the
trust, you must do so within this
timeframe.

5. **Trust Administration:**

The Trustee will take the neces-
sary steps to gather, manage, and
distribute the trust assets accord-
ing to the trust terms.

Douglas L. Burgess
Trustee

Dated September 19, 2025

150712 (9-25,10-2,10-9)

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

LEGALS

PRINCE GEORGES'S COUNTY
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
COMMUNITY PLANNING AND DEVELOPMENT DIVISION

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
NOTICE OF FUNDING AVAILABILITY (NoFA)
AND
PROGRAM YEAR (PY) 52 APPLICATION AND PROPOSAL
WORKSHOP

The Prince George's County Department of Housing and Community De-
velopment (DHCD) will be accepting Community Development Block Grant
(CDBG) Program applications for **Program Year (PY) 52, covering July 1,
2026, to June 30, 2027**. Applications will be available online on **Thursday,
October 23, 2025**.

The application submission deadline is
Monday, November 24, 2025, at 5:00 P.M.

CDBG funds are used to promote viable communities by providing decent
housing, suitable living environments and expanding economic opportuni-
ties primarily to low- and moderate-income persons. Applications will be
accepted, and consideration will be given to shovel ready projects. Addi-
tionally, Applicants with outstanding prior years funding, including Pro-
gram Year 50 and prior, may not be eligible for funding.

The CDBG application for Program Year 52 will be available on-line at the Depart-
ment of Housing and Community Development's website: [http://www.princege-
orgescountymd.gov/1106/Community-Development-Block-Grant](http://www.princegeorgescountymd.gov/1106/Community-Development-Block-Grant). Interested parties
may also request an application via e-mail to CDBGCPD@co.pg.md.us.

Application/Proposals must be submitted by email no later than **November
24, 2025, by 5:00 P.M. to CDBGCPD@co.pg.md.us**.

DHCD will sponsor a **Proposal Workshop**, which will provide an overview
of the CDBG Program and specific requirements related to the application
of these funds including, but not limited to the following:

- Funding for the Planning and Administration category is limited; and,
- The Public Service Category is capped at 15% of the total entitlement funds for the applicable program year, in accordance with 24 CFR § 570.500(a). *Please note that based on the Department's historical trends, an applicant may only seek funding up to \$50,000.00.*

The workshop date and time are as follows:

DATE: Thursday, October 23, 2025

TIME: 10:00AM – 12:00PM

PLACE: Virtual Meeting via **Zoom**

Interested participants must RSVP by emailing CDBGCPD@co.pg.md.us to receive
the Zoom meeting invitation. All registrants must follow the instructions to join
the meeting.

Sign language for the hearing impaired and interpretive services can be
made available. To request these services, please call: TTY (301) 699-2544.

Prince George's County affirmatively promotes equal opportunity and does
not discriminate on the basis of race, color, gender, religion, ethnic or national
origin, disability, or familial status in admission or access to benefits in pro-
grams or activities.

By Authority of:
Jonathan Butler, Acting Director
Prince George's County
Department of Housing and Community Development
9200 Basil Court, Suite 306
Largo, Maryland 20774
Date: September 25, 2025

150714 (9-25)

LEGALS

PUBLIC NOTICE
TOWN OF BRENTWOOD

Notice of Intent to Seek Prince George's County Council
Member's Approval
for Installation of Stop Sign Cameras

The Town of Brentwood hereby gives public notice of its intent to seek ap-
proval from Prince George's County Council Member's for the installation
of stop sign enforcement cameras at various designated locations within the
municipal limits.

This initiative is part of the Town's ongoing efforts to improve traffic safety,
reduce violations, and protect pedestrians and motorists at high-risk inter-
sections.

Based on traffic study data, the following intersections are classified as
"high risk". The Town of Brentwood is requesting approval to install stop
sign cameras at these proposed locations:

- Upshur St at 38th St, Northbound
- Upshur St at 38th St, Southbound
- 38th St at Allison St, Northbound
- 38th St at Allison St, Southbound
- Allison St at 38th St, Eastbound
- Volta Ave and 39th St, Westbound
- Windom at 38th St, Eastbound
- Windom at 38th St, Northbound
- Windom at 38th St, Southbound
- Windom at 38th St, Westbound
- 38th St & Volta Ave, Northbound
- 38th St & Volta Ave, Southbound
- Utah at 38th St, Northwest bound
- Utah at 38th St, Southeast bound
- Upshur St & Volta Ave, Eastbound
- Volta Ave at 40th St, South eastbound
- Volta Ave at 40th St, North westbound
- Volta Ave & 39th Pl, North westbound
- 34th & Webster, Northbound
- Volta & Upshur, Southeast

The stop sign cameras will be used to monitor and enforce compliance with
existing stop sign laws. Recorded violations may result in citations being is-
sued to the registered owner of the vehicle, in accordance with applicable
laws and regulations.

These locations are still subject to final approval by the Town of Brentwood
Mayor and Council

150723 (9-25)

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

The Prince George's Post!
Call 301-627-0900 Today!

LEGALS

The following vehicle(s) have been taken into custody by the Revenue Au-
thority of Prince George's County for violation of County Ordinance pro-
hibiting unauthorized parking within the County of Prince George's

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

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

You must reclaim these vehicles by: **10/7/2025**.

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

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

2007	TOYOTA	4RUNNER	MD	9FP4758	JTEBU17R670115599
2019	DODGE	DURANGO	MD	3ED3898	1C4RDJDG4KC740659
2009	FORD	FOCUS			1FAHP35N99W165758
2006	NISSAN	ALTIMA	VA	TSM1917	1N4AL11D06N309861
2008	JEEP	PATRIOT	MD	1EP5473	1J8FF28W08D705147
2012	BMW	535i	VA	TJX9125	WBAFU7C55CDU57136

150716 (9-25)

The following vehicle(s) have been taken into custody by the Revenue Au-
thority 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: **10/6/2025**.

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

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

2008	LAND ROVER	RANGE ROVER	MD	3EK1884	SALSH23428A145762
2009	DODGE	JOURNY			3D4GH57V49T578045
2000	CADILLAC	SEVILLE	MD	8BN4131	1G6KS54Y2YU327796
2017	FREIGHTLINER	CASCADIA			3AKJGLDR0HSHK2749
2007	AUDI	A4	VA	5593XM	WAUDF78E77A172049
2015	MAZDA	6			JM1GJV54F1216202
2009	HONDA	ACCROS			1HGC512789A017838
1999	MERCEDES-BENZ	SL500	MD	7FWV75	WDBFA68F6XF171411
2012	KIA	OPTIMA			KNAGM4AD1C5036635
2005	CADILLAC	DEVILLE	VA	UBK8027	1G6KD54Y95U134888
2014	MINI	COOPER	MD	4DW0167	WMWZN3C58ET569795
2006	TOYOTA	RAV4			JTMBK32V566008601
2011	VOLKSWAGEN	PASSAT			1VWAT7A36FC115347

ABANDONED MOTORHOME
IVORY MOTORHOME WITH BLACK STIPES AND THE WORD CI-
TATION. INSIDE IS DESTROYED AND FULL OF DEBRIS.

LOCATION:

11600 E MAPLE AVE, BELTSVILLE, MD 20705



ABANDONED BOAT AND TRAILER
WHITE BOAT WITH BLUE STRIPES AND THE WORDS 'PRO LINE'
ON BOTH SIDES. ON A SIDE WITH RED LETTERS 'CRAB
SMASHER II' AND THE TAG# MD3200AZ. ON THE BACK 'BALTI-
MORE, MARYLAND'. THE MOTOT HAS WORDS JOHNSON 90 V4.
BOAT HIN# PLCTC87F191. BOAT SIT ON A SILVER METAL
TRAILER.

LOCATION:

8399 GREY EAGLE DR, UPPER MARLBORO, MD 20772



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

2015	AUDI	Q5	DC	GK5209	WA1LFAFP9FA084757
2004	MERCEDES-BENZ	E320	DC	FV8038	WDBUF65J74X112262
2007	BMW	530XI			WBANF73527CU28758
2009	HONDA	ACCORD			1HCCP26719A114090
2008	MERCEDES-BENZ	S550	MD	9FD7251	WDDNG71X08A162812
2009	SUBARU	IMPREZA	MD	5GG1903	JF1GE61679H519850

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

1995 CHEVROLET G20 1GBEG25K8SF188360

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

2006	CHRYSLER	SEBRIG	MD	5GC7485	1C3EL55R76N117723
2006	NISSAN	ALTIMA	DC	J4E9Y7N6	1N4AL11D66N328558
2007	MERCEDEA-BENZ	E550	VA	TKY9422	WDBUF72X67B099973
2011	CHEVROLET	TAHOE			1GNSKCE03BR308248
2017	FORD	FOCUS	GA	CVR6684	1FADP3F25HL336797
2018	CHRYSLER	PACIFICA			2C4RC1BG0JR120290
2011	BMW	328i			WBAPK55G8BNN30842

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

2001	MERCEDES-BENZ	430	MD	4CD8870	WDBNG70J61A170165
2002	CHEVROLET	IMPALA	OH	DNY7055	2G1WH55K629217080
2006	CHEVROLET	COBALT	MD	2CK3355	1G1AZ58F767734823

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

2008	HYUNDAAI	ELANTRA	MD	4GK1095	KMHU46D38U343882
1990	CHEVROLET	BERETTA			1G1LW1415L1Y218794
1999	GMC	YUKON			1GKEK13R4XR917307
2015	JEEP	GRAND CHEROKEE	MD	3D59878	1C4RJFAG4FC649861
2002	CHEVROLET	TAHOE	VA	7GU7887	1GNEK13Z27R190823
2005	CHRYSLER	300	VA	TNP3311	2C3JA53G25H516567
2007	TOYOTA	CAMRY	MD	1CH1062	JTNBE46K373008494
1998	CHEVROLET	1500	VA	TRD6838	1GCEK19M2WE243817
2003	NISSAN	SENTRA			3N1CB51D33L810514
2006	ACURA	MDX	MD	7CY1730	1HNDYD186761539803
2007	TOYOTA	CAMRY			JTNBE46K573064808
2002	MAZDA	PROTÉGÉ	MD	0Z5792	JM1BJ22551588145
2004	FORD	F250			1FTNF21P14ED00828
1990	FORD	F150	MD	4DD4151	1FTDF15Y21NA25588
2009	CADILLAC	CTS	VA	XWY2851	1G6DF577390153620

150717 (9-25)

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

5005 ASHFORD DRIVE
UPPER MARLBORO, MD 20772

By authority contained in a Deed of Trust dated September 21, 2007 and recorded in Liber 28679, Folio 517, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$459,000.00, and an interest rate of 4.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

OCTOBER 14, 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 \$46,000.00 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.,
Substitute Trustees

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

150673 (9-25,10-2,10-9)

LEGALS

ORDER OF PUBLICATION
BY POSTING

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

KYLE SHREVE

vs.

TINA JONES

In the Circuit Court for
Prince George’s County, Maryland
Case Number: C-16-FM-25-004695

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PATRICIA LEE AHERN

Notice is given that Patrick J Ahern II, whose address is 14809 Arabian Ln, Bowie, MD 20715, was on August 28, 2025 appointed Personal Representative of the estate of Patricia Lee Ahern who died on August 10, 2024 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 28th 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.

PATRICK J AHERN 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. 138488

150589

(9-11,9-18,9-25)

ORDERED, ON THIS 5th day of September, 2025, by the Circuit Court for Prince George’s County MD:

That the Defendant, TINA JONES is hereby notified that the Plaintiff, has filed a COMPLAINT FOR CUSTODY naming him/her as the defendant and stating that the Defendant’s last known address is: 3 Pooks Hill Road #916, Bethesda, MD, 20814, and therefore it is;

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

ORDERED, said publication to be completed by the 5th day of October 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, TINA JONES, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 4th day of November, 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

150596

(9-11,9-18,9-25)

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

9614 BALDHILL ROAD
BOWIE, MD 20721

By authority contained in a Deed of Trust dated December 23, 2005 and recorded in Liber 23874, Folio 595, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$464,000.00, and an interest rate of 6.125%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

OCTOBER 14, 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 \$41,000.00 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.,
Substitute Trustees

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

150674 (9-25,10-2,10-9)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CAROLYN SHREE BRYANT

Notice is given that Tyleaka Bryant, whose address is 3209 75th Ave Apt 102, Hyattsville, MD 20785-1934, was on September 2, 2025 appointed Personal Representative of the estate of Carolyn Shree Bryant, who died on June 23, 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 2nd day of March, 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.

TYLEAKA BRYANT
Personal Representative

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

Estate No. 138503

150595

(9-11,9-18,9-25)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARY LUCILLE COCKE

Notice is given that Leslie Ambrose, whose address is 12416 Melody Turn, Bowie, MD 20715-2940, was on August 29, 2025 appointed Personal Representative of the estate of Mary Lucille Cocke who died on June 23, 2025 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 28th 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.

LESLIE AMBROSE
Personal Representative

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

Estate No. 138216

150588

(9-11,9-18,9-25)

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

9401 DANIA COURT
FORT WASHINGTON, MD 20744

By authority contained in a Deed of Trust dated April 19, 2019 and recorded in Liber 42142, Folio 485, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$305,250.00, and an interest rate of 5.750%, 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

OCTOBER 14, 2025 AT 11:30 AM

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

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

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

Richard E. Solomon, et al.,
Substitute Trustees

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

150675 (9-25,10-2,10-9)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EVELYN B DAVIS

Notice is given that Ed B Davis III, whose address is 12007 Shadystone Terr, Bowie, MD 20721, was on August 14, 2025 appointed Personal Representative of the estate of Evelyn B Davis who died on August 15, 2022 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 14th 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.

ED B DAVIS III
Personal Representative

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

Estate No. 137806

150638

(9-18,9-25,10-2)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ANNE B RYAN

Notice is given that John P Geremia, whose address is 8331 Lincoln Dr, Jessup, MD 20794-9454, was on September 5, 2025 appointed Personal Representative of the estate of Anne B Ryan who died on July 18, 2025 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 5th day of March, 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.

JOHN P GEREMIA
Personal Representative

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

Estate No. 138518

150639

(9-18,9-25,10-2)

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LINTHICUM HEIGHTS, MD 21090
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SUBSTITUTE TRUSTEES’ SALE OF IMPROVED
REAL PROPERTY

3914 ESSEX COURT
TEMPLE HILLS, MD 20748

By authority contained in a Deed of Trust dated December 21, 2006 and recorded in Liber 27070, Folio 533, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$240,305.00, and an interest rate of 6.870%, 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

SEPTEMBER 30, 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 \$13,000.00 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.
Substitute Trustees

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

150608 (9-11,9-18,9-25)

LEGALS

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LINTHICUM HEIGHTS, MD 21090
www.cgd-law.com/sales

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED
REAL PROPERTY

5609 EAST BONIWOOD TURN
CLINTON, MD 20735

By authority contained in a Deed of Trust dated November 30, 2006 and recorded in Liber 26915, Folio 543, modified by Loan Modification Agreement recorded on April 22, 2014, at Liber No. 35911, Folio 179, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$306,393.00, and an interest rate of 2.000%, 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

OCTOBER 7, 2025 AT 10:00 AM

ALL THAT FEE SIMPLE property more fully described in the afore-said Deed of Trust. The property being sold is a condominium unit and all common elements appurtenant thereto.

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$21,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

Richard E. Solomon, et al.,
Substitute Trustees

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

150663 (9-18,9-25,10-2)

LEGALS

LEGAL NOTICE
CITY OF BOWIE, MD

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 on August 4, 2025, and passed by the Council of the City of Bowie, Maryland on September 2, 2025.

Alfred D. Lott
City Manager

150597 (9-11,9-18,9-25,10-2)

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

7905 HASTINGS LANE
CLINTON, MD 20735

By authority contained in a Deed of Trust dated January 14, 2021 and recorded in Liber 44798, Folio 457, , among the Land Records of Prince George's County, Maryland, with an original principal balance of \$431,650.00, and an interest rate of 2.875%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

OCTOBER 7, 2025 AT 10:00 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.

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

Richard E. Solomon, et al.,
Substitute Trustees

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

150660 (9-18,9-25,10-2)

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

13207 CRESTMAR COURT
UPPER MARLBORO, MD 20772

By authority contained in a Deed of Trust dated October 26, 2015 and recorded in Liber 37575, Folio 194, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$480,460.00, and an interest rate of 3.625%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

SEPTEMBER 30, 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 \$52,000.00 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.
Substitute Trustees

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150609 (9-11,9-18,9-25)

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www.cgd-law.com/sales

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED
REAL PROPERTY

12437 SURREY CIRCLE DRIVE
FORT WASHINGTON, MD 20744

By authority contained in a Deed of Trust dated February 8, 2007 and recorded in Liber 27304, Folio 440, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$560,000.00, and an interest rate of 3.875%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

SEPTEMBER 30, 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 \$33,000.00 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.
Substitute Trustees

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150607 (9-11,9-18,9-25)

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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

WEDNESDAY, OCTOBER 1, 2025 AT 3:00 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

150610 (9-11,9-18,9-25)

LEGALS

SMALL ESTATE

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF SEYMOUR MICKENBERG

Notice is given that Linda Thomas, whose address is 4002 Middleton Dr, Monrovia, MD 21770-9254, was on September 16, 2025 appointed personal representative of the small estate of Seymour Mickenberg who died on July 23, 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.

LINDA THOMAS

Personal Representative

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

Estate No. 138112

150676 (9-25)

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF SHERAN W LITTLEJOHN

Notice is given that CHARLES H LITTLEJOHN, whose address is 7420 Garrison Rd, Hyattsville, MD 20784-1724, was on September 16, 2025 appointed Personal Representative of the estate of SHERAN W LITTLEJOHN who died on March 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 (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 March, 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.

CHARLES H LITTLEJOHN

Personal Representative

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

Estate No. 138620

150693 (9-25,10-2,10-9)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

In The Estate Of:
KEVIN DESHAWN MASON, SR.
Estate No.: 135621

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Bernice Mason 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 November 4, 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

150685 (9-25,10-2)

LEGALS

SMALL ESTATE

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF BENJAMIN FRANKLIN SNYDER JR

Notice is given that April Snyder, whose address is 1602 Clarion Terr, Fort Washington, MD 20744, was on September 15, 2025 appointed personal representative of the small estate of Benjamin Franklin Snyder Jr, who died on June 15, 2025 without a will.

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

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

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

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

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

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

APRIL SNYDER

Personal Representative

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

Estate No. 138045

150678 (9-25)

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF CRISTINO GONZALEZ MEJIA

Notice is given that Jose Samuel Gonzalez Martinez, whose address is 6209 Balfour Dr, Hyattsville, MD 20782-1506, was on September 12, 2025 appointed Personal Representative of the estate of CRISTINO GONZALEZ MEJIA 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 (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 12th day of March, 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.

JOSE SAMUEL GONZALEZ MARTINEZ

Personal Representative

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

Estate No. 137660

150694 (9-25,10-2,10-9)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

In The Estate Of:
LEROY TREMBLE, JR.
Estate No.: 130914

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Foy D. Jones 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 October 29, 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

150686 (9-25,10-2)

LEGALS

SMALL ESTATE

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF IAN BENNETT TUCKMAN

Notice is given that Tatiana Baldyga, whose address is 385 Blossom Tree Dr, Annapolis, MD 21409, was on September 10, 2025 appointed personal representative of the small estate of Ian Bennett Tuckman, who died on July 21, 2025 without a will.

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

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

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

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

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

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

TATIANA BALDYGA

Personal Representative

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

Estate No. 138609

150679 (9-25)

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF GARY W RILEY

Notice is given that Valerie Butler, whose address is 6524 Wingflash Ln, Columbia, MD 21045-4641, was on September 15, 2025 appointed Personal Representative of the estate of GARY W RILEY who died on May 20, 2025 with a will.

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

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

VALORIE BUTLER

Personal Representative

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

Estate No. 137742

150695 (9-25,10-2,10-9)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

In The Estate Of:
JAMES THEODORE BRISCOE, SR.
Estate No.: 136756

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Joan Verdier 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 October 30, 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

150687 (9-25,10-2)

LEGALS

SMALL ESTATE

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF KIMBERLY R STROMAN

Notice is given that Edwin Stroman Jr, whose address is 8703 East Grv, Upper Marlboro, MD 20774-2447, was on September 16, 2025 appointed personal representative of the small estate of Kimberly R Stroman, who died on June 24, 2025 without a will.

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

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

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

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

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

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

EDWIN STROMAN JR

Personal Representative

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

Estate No. 138254

150680 (9-25)

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF BESSIE E HAWKINS

Notice is given that Beverly H Carter, whose address is 2009 Keating St, Temple Hills, MD 20748, was on September 10, 2025 appointed Personal Representative of the estate of BESSIE E HAWKINS who died on June 13, 2025 with a will.

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

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

BEVERLY H CARTER

Personal Representative

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

Estate No. 138602

150696 (9-25,10-2,10-9)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

In The Estate Of:
JOSUE DELWENDE OUEDRAOGO
Estate No.: 136581

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Arielle Nankeu 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 October 30, 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

150688 (9-25,10-2)

LEGALS

SMALL ESTATE

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ANTHONY PATTERSON

Notice is given that Alyssa Patterson, whose address is 1108 Wood Duck Ct, Upper Marlboro, MD 20774-7075, was on September 10, 2025 appointed personal representative of the small estate of Anthony Patterson, who died on July 8, 2025 without a will.

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

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

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

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

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

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

ALYSSA PATTERSON

Personal Representative

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

Estate No. 138291

150681 (9-25)

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF DONNA MARIA WHITE

Notice is given that India Mack, whose address is 8803 Cipriano Ct, Lanham, MD 20706-3939, was on September 16, 2025 appointed Personal Representative of the estate of DONNA MARIA WHITE, 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 16th day of March, 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.

INDIA MACK

Personal Representative

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

Estate No. 136970

150699 (9-25,10-2,10-9)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

In The Estate Of:
SONIA EDWARDS
Estate No.: 136844

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Tia Edwards 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 October 30, 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

150689 (9-25,10-2)

LEGALS

SMALL ESTATE

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF GERTRUDE LOPES WATSON

Notice is given that Gary Watson, whose address is 4305 Arabella Ct, Upper Marlboro, MD 20772, was on September 11, 2025 appointed personal representative of the small estate of Gertrude Lopes Watson, who died on February 29, 2024 without a will.

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

All persons having any objection to the appointment 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.

GARY WATSON

Personal Representative

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

Estate No. 138621

150682 (9-25)

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF GEORGETTE P. CORNIO

Notice is given that Louis J. Cornio, Jr, whose address is 4127 Lynn Burke Rd., Monrovia, MD 21770, was on September 12, 2025 appointed Personal Representative of the estate of GEORGETTE P. CORNIO, who died on August 2, 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 12th day of March, 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.

LOUIS J. CORNIO, JR.

Personal Representative

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

Estate No. 138373

150700 (9-25,10-2,10-9)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

In The Estate Of:
MARY A. DOUGHERTY
Estate No.: 135934

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Sheryl Downey for judicial probate of the will with interlineations dated May 25, 2019, and for the appointment of a personal representative.
A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on October 29, 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

150690 (9-25,10-2)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RICKEY MCCANE

Notice is given that SHIRLEY MC-CANE, whose address is 12223 Malta Ln, Bowie, MD 20715, was on September 11, 2025 appointed personal representative of the small estate of RICKEY MCCANE, who died on May 23, 2024 without a will.

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

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

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

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

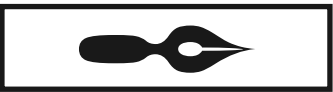
Any claim not served or filed within that time, or any extension provided by law, is unenforceable thereafter.

SHIRLEY MCCANE
Personal Representative

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

Estate No. 138611

150683 (9-25)



LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EMMA L WARREN
AKA: EMMA LEONIA WARREN

Notice is given that Leonard J Warren, whose address is 7232 Donnell Place Apt B7, Forestville, MD 20747, was on September 10, 2025 appointed Personal Representative of the estate of EMMA L WARREN, who died on February 26, 2017 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 10th day of March, 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.

LEONARD J WARREN
Personal Representative

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

Estate No. 106115

150701 (9-25,10-2,10-9)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LOIS F GARNETT

Notice is given that Brenda T Hilliard, whose address is 9505 Utica Pl, Springdale, MD 20774-5448, was on September 11, 2025 appointed personal representative of the small estate of Lois F Garnett, who died on March 31, 2021 without a will.

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

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

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

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

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

BRENDA T HILLIARD
Personal Representative

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

Estate No. 138623

150684 (9-25)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BLANCA BARDALES

Notice is given that Lesbia Bardales, whose address is 6701 Duluth St, Hyattsville, MD 20785, and Allan Reyes, whose address is 6701 Duluth St, Hyattsville, MD 20785, were on September 11, 2025 appointed Co-Personal Representatives of the estate of BLANCA BARDALES who died on June 1, 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 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 11th day of March, 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.

LESBIA BARDALES
ALLAN REYES
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. 138372

150702 (9-25,10-2,10-9)

LEGALS

Geeyoun Jennifer Galstad-Lee
8115 Maple Lawn Blvd
Suite 350
Fulton, MD 20759
202-596-1464

NOTICE TO CREDITORS OF
APPOINTMENT OF
FOREIGN PERSONAL
REPRESENTATIVE

NOTICE IS HEREBY GIVEN that the Superior Court of Washington county, District of Columbia, appointed Abegboyega Ositelu, whose address is 5034 Sargent Road NE, Washington, DC 20017, as the Personal Representative of the Estate of Helen Abidemi Gbodi who died on April 19, 2020 domiciled in Washington, DC United States.

The Maryland resident agent for service of process is Geeyoun Jennifer Galstad-Lee, 8115 Maple Lawn Blvd, Suite 350, Fulton, MD 20759.

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

PRINCE GEORGE'S COUNTY

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

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

ABEGBOYEGA OSITELU
Foreign Personal Representative

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

Estate No. 138463

150703 (9-25,10-2,10-9)

LEGALS

Carmiece T Graves Esq
9701 Apollo Drive Suite 223
Largo, MD 20774
240-573-7153

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JENELLE ANN BARRENS

Notice is given that Angela Barrens-Alexander, whose address is 2054 Woodshade Ct, Bowie, MD 20721, was on September 16, 2025 appointed Personal Representative of the estate of JENELLE ANN BARRENS, who died on November 24, 2024 without a will.

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

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

ANGELA BARRENS-ALEXANDER
Personal Representative

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

Estate No. 138561

150697 (9-25,10-2,10-9)

Andrew T Richardson, III, Esq.
1629 K Street NW, Suite 300
Washington, DC 20006
202-827-9797

NOTICE TO CREDITORS OF
APPOINTMENT OF
FOREIGN PERSONAL
REPRESENTATIVE

NOTICE IS HEREBY GIVEN that the Superior Court of the District of Columbia appointed Andrew T. Richardson, III, whose address is 1629 K Street, NW, Suite 300, Washington, DC 20006, as the Personal Representative of the Estate of Valgene M. Miller a/k/a Valjean Maria Miller a/k/a Valjean W. Miller who died on October 21, 2017 domiciled in the District of Columbia.

The Maryland resident agent for service of process is Brian Woolfolk, Esq., 616 Swan Creek Rd, Fort Washington, MD 20744.

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

PRINCE GEORGE'S COUNTY

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

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

ANDREW T. RICHARDSON, III
Foreign Personal Representative

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

Estate No. 138048

150704 (9-25,10-2,10-9)

LEGALS

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MAHLON HINES

Notice is given that Martin G. Oliverio, whose address is 14300 Gallant Fox Lane, Suite 218, Bowie, MD 20715, was on September 9, 2025 appointed Personal Representative of the estate of MAHLON HINES, who died on November 24, 2024 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 9th day of March, 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.

MARTIN G OLIVERIO
Personal Representative

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

Estate No. 135553

150698 (9-25,10-2,10-9)

LEGALS

Pamela G. Morand
1775 Wiehle Avenue, Suite 400
Reston, VA 20190
703-218-2113

NOTICE TO CREDITORS OF
APPOINTMENT OF
FOREIGN PERSONAL
REPRESENTATIVE

NOTICE IS HEREBY GIVEN that the Circuit Court of Loudoun county, Virginia appointed Myhoa H. Nguyen-Vo, whose address is 6700 Sorrel Street, McLean, VA 22101, as the Executor of the Estate of Lienhai Nguyen Hy Quang who died on January 17, 2025 domiciled in Virginia, USA.

The Maryland resident agent for service of process is Erin Nicole Schiffman, 12013 Edgepark Court, Potomac, MD 20854.

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

PRINCE GEORGE'S COUNTY

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

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

MYHOA H. NGUYEN-VO
Foreign Personal Representative

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

Estate No. 138547

150705 (9-25,10-2,10-9)

Jacob Deaven, Esquire
Parker, Simon, & Kokolis, LLC
110 N. Washington Street, Suite 500
Rockville, MD 20850
(301) 656-5775

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SEBASTIAN JOSEPH

Notice is given that Thomas J. Kokolis, Esquire, whose address is 110 N. Washington Street, #500 Rockville, Maryland 20850, was on August 13, 2025 appointed personal representative of the small estate of Sebastian Joseph, who died on February 12, 2024 without a will.

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

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

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

- (1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of 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.

THOMAS J. KOKOLIS, ESQUIRE
Personal Representative

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

Estate No. 134443

150677 (9-25)

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.

Harrison Living Trust Dated December 12, 2018

AND

Joey G. Harrison, Personal Representative for the Estate of Maria Gabriel Harrison

6107 Buckler Road
Clinton, MD 20735

Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. C-16-CV-25-003736

Notice is hereby given this 18th day of September, 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 20th day of October, 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 20th day of October, 2025.

The Report of Sale states the amount of the foreclosure sale price to be \$270,000.00. The property sold herein is known as 6107 Buckler Road, Clinton, MD 20735.

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

True Copy—Test:
Mahasin El Amin, Clerk

150708 (9-25,10-2,10-9)

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

In The Estate Of:
IRIS B. MATTOX
Estate No.: 136690

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Deborah W. Jenkins 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 **October 27, 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

150691 (9-25,10-2)

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

In The Estate Of:
PATRICIA MAE STATON
Estate No.: 132798

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Tracy Wallis for judicial probate of the copy of the will dated **June 10, 2016**, and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **October 29, 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

150692 (9-25,10-2)

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Happy Autumn!

