

The Prince George's Post

Your Newspaper of Legal Record

Call (301) 627-0900

Email:

bboice@pgpost.com

***Subscribe
Today!***

Proudly Serving Prince George's County Since 1932

LEGALS

Gilda M. Zimmet Esq
7101 Wisconsin Ave St 1301
Bethesda, MD 20814-4871
301-951-0240

Leonard W Jones Esq
5827 Allentown Rd
Camp Springs, MD 20746
301-423-0111

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BETTY ELAINE RICH

Notice is given that Archibald Finley, whose address is 8605 Chervil Rd, Lanham, MD 20706-3906, was on December 31, 2025 appointed Personal Representative of the estate of BETTY ELAINE RICH who died on December 14, 2025 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 30th day of June, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 30th day of June, 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.

ARCHIBALD FINLEY Personal Representative	
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	
Estate No. 139898	
151704	(1-15,1-22,1-29)

BRADLEY S. FARRAR
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
MARY JETER SMITH

Notice is given that Ingrid Valentine, whose address is 802 Swan Creek Road, Fort Washington, Maryland 20744, was on January 5, 2026 appointed Personal Representative of the estate of Mary Jeter Smith who died on March 9, 2025 with a will.

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

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

INGRID VALENTINE Personal Representative	
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	
Estate No. 138533	
151709	(1-15,1-22,1-29)

LEGALS

Lorenzo Randle
6411 Ivy Lane Suite 202
Greenbelt, MD 20770
301-446-2170

Thomas P Downs Esq
322 Main St Ste 102
Laurel, MD 20707-4114
301-776-7900

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GARLAND LOUIS JONES

Notice is given that Sharvonne Jones, whose address is 1924 Rochell Ave Apt 237, District Heights, MD 20747-1427, was on November 5, 2025 appointed Personal Representative of the estate of GARLAND LOUIS JONES, who died on May 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 interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 5th day of May, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 5th day of May, 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.

SHARVONNE JONES Personal Representative	
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	
Estate No. 138909	
151715	(1-15,1-22,1-29)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DORSEY J FRAZIER

Notice is given that Kim Frazier, whose address is 532 Harborview Dr, Oxon Hill, MD 20745-1199, was on January 5, 2026 appointed Personal Representative of the estate of DORSEY J FRAZIER who died on November 16, 2025 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 5th day of July, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 5th day of July, 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.

KIM FRAZIER Personal Representative	
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	
Estate No. 139905	
151701	(1-15,1-22,1-29)

LEGALS

Thomas P Downs Esq
322 Main St Ste 102
Laurel, MD 20707-4114
301-776-7900

Thomas P Downs Esq
322 Main St Ste 102
Laurel, MD 20707-4114
301-776-7900

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EVELYN G ALSTON

Notice is given that Vinita J Alston, whose address is 13106 Larchdale Rd #4, Laurel, MD 20708, was on October 31, 2025 appointed Personal Representative of the estate of EVELYN G ALSTON who died on August 25, 2025 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 30th day of April, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 30th day of April, 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.

VINETTA J ALSTON Personal Representative	
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	
Estate No. 138929	
151726	(1-15,1-22,1-29)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
STEPHANIE L BRODIE

Notice is given that Joyce A Cantrell, whose address is P O Box 1227, Solomons, MD 20688, was on January 2, 2026 appointed Personal Representative of the estate of STEPHANIE L BRODIE who died on December 6, 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 interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 2nd day of July, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 2nd day of July, 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.

JOYCE A CANTRELL Personal Representative	
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	
Estate No. 139914	
151702	(1-15,1-22,1-29)

LEGALS

Thomas P Downs Esq
322 Main St Ste 102
Laurel, MD 20707-4114
301-776-7900

Thomas P Downs Esq
322 Main St Ste 102
Laurel, MD 20707-4114
301-776-7900

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BETSY ANNE KATHLEEN QUIGLEY

Notice is given that Jennifer Bevin Quigley, whose address is 3503 Annandale Rd, Annandale, VA 22003-1403, was on January 6, 2026 appointed Personal Representative of the estate of BETSY ANNE KATHLEEN QUIGLEY who died on November 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 interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 6th day of July, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 6th day of July, 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.

JENNIFER BEVIN QUIGLEY Personal Representative	
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	
Estate No. 139709	
151699	(1-15,1-22,1-29)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**JONATHAN HOLLEY
AKA: JONATHAN MAURICE HOLLEY**

Notice is given that Jason Holley, whose address is 9705 Risen Star Dr, Upper Marlboro, MD 20772-3857, was on December 31, 2025 appointed Personal Representative of the estate of JONATHAN HOLLEY who died on April 24, 2025 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 30th day of June, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 30th day of June, 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.

JASON HOLLEY Personal Representative	
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	
Estate No. 137548	
151705	(1-15,1-22,1-29)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LOTTIE REDD

Notice is given that Nathaniel Barnes, whose address is 6453 Pound Apple Court, Columbia, MD 21045, was on December 29, 2025 appointed Personal Representative of the estate of LOTTIE REDD who died on September 11, 2023 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 interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 29th day of June, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 29th day of June, 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.

NATHANIEL 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. 131093	
151706	(1-15,1-22,1-29)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HELGA BELZER

Notice is given that Andrea Muirhead, whose address is 9633 Larchmede Ct, Ellicott City, MD 21042-2366, was on December 30, 2025 appointed Personal Representative of the estate of HELGA BELZER who died on October 22, 2025 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 30th day of June, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 30th day of June, 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.

ANDREA MUIRHEAD Personal Representative	
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	
Estate No. 139650	
151707	(1-15,1-22,1-29)

The Prince George’s Post

Call (301) 627-0900

Fax (301) 627-6260

Serving Prince George’s County Since 1932

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CLAUDE GORDON MURRELL

Notice is given that Gloria Nelson Murrell, whose address is 12605 Monterey Cir, Fort Washington, MD 20744-7047, was on December 30, 2025 appointed Personal Representative of the estate of CLAUDE GORDON MURRELL, who died on July 17, 2025 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 30th day of June, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 30th day of June, 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.

GLORIA NELSON MURRELL
Personal Representative

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

Estate No. 138388

151716 (1-15,1-22,1-29)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ELIZABETH WADE SMITH

Notice is given that Patience Taylor, whose address is 10711 Waco Dr Upper Marlboro, MD 20772-4673 was on December 30, 2025 appointed Personal Representative of the estate of ELIZABETH WADE SMITH, who died on June 16, 2025 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 30th day of June, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 30th day of June, 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.

PATIENCE TAYLOR
Personal Representative

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

Estate No. 138371

151722 (1-15,1-22,1-29)

Serving Prince George's County Since 1932

LEGALS

STATE SOIL CONSERVATION COMMITTEE
PRINCE GEORGE’S
SOIL CONSERVATION DISTRICT (SCD)
SUPERVISOR TO BE APPOINTED

The Prince George’s SCD is seeking individuals *with knowledge and sincere interest* in proper land use and conservation of natural resources to be considered for appointment to its Board of Supervisors. Supervisors must be residents of Prince George’s County and are expected to attend monthly meetings of the Board. Interested individuals are strongly encouraged to attend a Board meeting prior to applying. Contact the Prince George’s SCD office for meeting details (301-574-5162, ext.3).

The appointment is a five-year term to expire on **April 15, 2031** and is made by the Maryland State Soil Conservation Committee (SSCC). More information (including *Facts Supervisors Should Know*) and the application form can be downloaded at the website below:

https://mda.maryland.gov/about_mda/Pages/md-soil-conservation-committee.aspx

Completed forms may be emailed to loretta.collins@maryland.gov or mailed to: State Soil Conservation Committee, c/o Loretta Collins, Department of Agriculture, 50 Harry S. Truman Parkway, Room 306, Annapolis, Maryland 21401.

151725 (1-15,1-22,1-29,2-5)

LEGALS

Matthew J Lidinsky
8600 Lasalle Road Suite 320
Towson, MD 21286
410-494-4490

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**SUZANNE B GIMBRERE
AKA: SUZANNE BRILEY GIMBRERE,
SUZANNE GIMBRERE**

Notice is given that Peter Frans Gimbire, whose address is 21200 Beallsville Rd, Dickerson, MD 20842-9066, was on January 13, 2026 appointed Personal Representative of the estate of **SUZANNE B GIMBRERE** who died on October 12, 2025 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 13th day of July, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 13th day of July, 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.

PETER FRANS GIMBRERE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 140074
151774 (1-22,1-29,2-5)

NOTICE

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

vs.

David A. Jennings

AND
Saphina Mary Jennings

16204 Broxburn Lane
Brandywine, MD 20613
Defendants

**In the Circuit Court for Prince George’s County, Maryland
Case No. C-16-CV-25-005106**

Notice is hereby given this 14th day of January, 2026, 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 16th day of February, 2026, 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 16th day of February, 2026.

The Report of Sale states the amount of the foreclosure sale price to be \$475,000.00. The property sold herein is known as 16204 Broxburn Lane, Brandywine, MD 20613.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George’s County, MD
True Copy—Test:
Mahasin El Amin, Clerk
151810 (1-22,1-29,2-5)

TOWN OF UNIVERSITY PARK
CHARTER RESOLUTION
25-CR-01

On January 5, 2026, the Common Council adopted, and on January 5, 2026, the Mayor signed, Charter Resolution 25-CR-01, to amend the Charter of the Town of University Park by repealing and re-enacting Article VI, “Finance”, Section 618, “Purchasing and Contracts” of the Charter to delete the Town Newsletter Editor as a professional service position required to be appointed by the Mayor and approved by the Council and to serve at the pleasure of the Mayor and Council.

A copy of the Charter Resolution shall be posted on the entrance to the University Park Town Hall, 6724 Baltimore Avenue, University Park, MD 20782 until February 15, 2026. The Charter Resolution will take effect on February 24, 2026, unless petitioned to referendum in a manner prescribed by law.

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

Suellen M. Ferguson, Esq.
Town Attorney

151739 (1-15,1-22,1-29,2-5)

LEGALS

NOTICE

JEREMY K. FISHMAN, et al.

Substitute Trustees
vs.

JANIQUE F. MUCKELVENE
714 Eucla Drive
Waldorf, MD 20601
Defendant

**In the Circuit Court for Prince George’s County, Maryland
Civil Action No.
C-16-CV-23-004730**

Notice is hereby given this 8th day of January, 2026, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 714 Eucla Drive, Waldorf, MD 20601, made and represented by Jeremy K. Fishman, Samuel D. Williamowsky, and Erica T. Davis, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 9th day of February, 2026, next, provided a copy of this NOTICE be inserted in some newspaper published in said County once in each of three successive weeks before the 9th day of February, 2026, next.

The Report of Sale states the amount of the sale to be Two Hundred Eleven Thousand Eight Hundred Dollars (\$211,800.00).

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George’s County, Md.
True Copy—Test:
Mahasin El Amin, Clerk
151727 (1-15,1-22,1-29)

LEGALS

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

**In The Estate Of:
PETER MUNOH ACHA
Estate No.: 129049**

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Rose Acha for judicial probate for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Courtroom D4010, Upper Marlboro, MD 20773 on **March 17, 2026 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
151773 (1-22,1-29,2-5)

LEGALS

Ethel Mitchell
8403 Colesville Rd, #1100
Silver Spring, MD 20910
844-952-9455

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DOROTHY HUNTER PRINGLE

Notice is given that LAGRETA CHERYL PRINGLE, whose address is 5739 6th Street NE, Washington, DC 20011, was on January 5, 2026 appointed Personal Representative of the estate of **DOROTHY HUNTER PRINGLE** who died on July 31, 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 interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 6th day of July, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 6th day of July, 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.

LAGRETA CHERYL PRINGLE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 139145
151700 (1-15,1-22,1-29)

NOTICE

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

vs.

Chereka Elam, Personal Representative for the Estate of
Arvonzey D Elam
6336 Bentham Drive
Fort Washington, MD 20744
Defendant

**In the Circuit Court for Prince George’s County, Maryland
Case No. C-16-CV-24-000049**

Notice is hereby given this 14th day of January, 2026, by the Circuit Court for Prince George’s County, Maryland, 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 16th day of February, 2026, 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 16th day of February, 2026.

The Report of Sale states the amount of the foreclosure sale price to be \$219,000.00. The property sold herein is known as 6336 Bentham Drive, Fort Washington, MD 20744.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George’s County, MD
True Copy—Test:
Mahasin El Amin, Clerk
151811 (1-22,1-29,2-5)

NOTICE

DIANA THEOLOGOU, ET AL
Substitute Trustees
Plaintiffs

vs.

ESTATE OF ETTA CYNTHIA
LUCAS, ET. AL.
Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland
Case No. C-16-CV-25-002264**

ORDERED this 5th day of January, 2026, by the Circuit Court for PRINCE GEORGE’S County, Maryland, that the sale of the property at 5761 Suitland Road, Suitland, MD 20746 mentioned in these proceedings, made and reported Diana C. Theologou, et. al, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 5th day of February, 2026, next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 5th day of February, 2026, next.

The report states the amount of sale to be \$259,100.00.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George’s County, MD
True Copy—Test:
Mahasin El Amin, Clerk
151672 (1-15,1-22,1-29)

Bobby G Henry Jr
9701 Apollo Drive Suite 100
Largo, MD 20744
301-537-5744

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DONNA ELOISE CAUDLE EDWARDS

Notice is given that Darnice M Graham, whose address is 2300 Roslyn Ave, District Heights, MD 20747-3347, was on December 31, 2025 appointed Personal Representative of the estate of **DONNA ELOISE CAUDLE EDWARDS** who died on April 11, 2025 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 30th day of June, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 30th day of June, 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.

DARNICE M GRAHAM
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 138731
151703 (1-15,1-22,1-29)

ORDER OF PUBLICATION

SANDRA BONILLA
VS.

INGRID AGUILAR YANES,
ET AL.

**In the Circuit Court for Prince George’s County, Maryland
Case Number: C-16-FM-25-008346**

ORDERED, ON THIS 13th day of January, 2026, by the Circuit Court for Prince George’s County MD:

That the Defendant, Elmer Isaac Arauz Aguilar, is hereby notified that the Plaintiff, has filed a COMPLAINT FOR CUSTODY AND APPROVAL OF FACTUAL FINDINGS TO PERMIT MINORS’ APPLICATION FOR SPECIAL IMMIGRANT JUVENILE STATUS naming him/her as the defendant and stating that the Defendant’s last known address is: Canton Tihuilolal La Union Del Sur, El Salvador and therefore it is;

ORDERED, that this Order shall be posted at the Court House door in accordance with Maryland Rule 2-122(a)(1), said posting to be completed by the 12th day of February, 2026; and it is further;

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 12th day of February, 2026; and it is further;

ORDERED, THAT THE DEFENDANT, **ELMER ISAAC ARAUZ AGUILAR**, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 14th day of **March, 2026**, 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

151740 (1-22,1-29,2-5)

LEGALS

Gabrielle Rachuba, Esquire
Whiteford, Taylor & Preston LLP
8830 Standford Blvd, Suite 400
Columbia, MD 21045
410-884-2439

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**WILLIAM MATTHEW MANICO
AKA: WILLIAM M. MANICO**

Notice is given that Andi Galvin-Manico, whose address is 2800 Wisconsin Ave NW, Apt 104, Washington, DC 20007, was on January 13, 2026 appointed Personal Representative of the estate of **WILLIAM MATTHEW MANICO** aka **WILLIAM M. MANICO**, who died on November 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 interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 13th day of July, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 13th day of July, 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.

ANDI GALVIN-MANICO
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 140101
151801 (1-22,1-29,2-5)

SUMMONS BY PUBLICATION,
CARE AND PROTECTION,
TERMINATION OF PARENTAL
RIGHTS

**Trial Court of Massachusetts Juvenile Court Department, COMMONWEALTH OF MASSACHUSETTS, Worcester County Juvenile Court, 225 Main Street, Worcester, MA 01571.
508-831-2000**

**DOCKET NUMBER:
25CP0322WC**

TO: Father of Michael Joseph Willett:

A petition has been presented to this court by Department of Children and Families, seeking, as to the following child, **Michael J Willett**, that said child be found in need of care and protection and committed to the Department of Children and Families. The court may dispense the rights of the person(s) named herein to receive notice of or to consent to any legal proceeding affecting the adoption, custody, or guardianship or any other disposition of the child named herein, if it finds that the child is in need of care and protection and that the best interests of the child would be served by said disposition.

You are hereby ORDERED to appear in this court, at the court address set forth above, on the following date and time: **03/12/2026 at 08:30 AM Status Hearing**

You may bring an attorney with you. If you have a right to an attorney and if the court determines that you are indigent, the court will appoint an attorney to represent you.

If you fail to appear, the court may proceed on that date and any date thereafter to a trial on the merits and adjudication of this matter.

For further information call the Office of the Clerk-Magistrate at 508-831-2000.

WITNESS: Hon. Mary Beth Keating

FIRST JUSTICE, DATE ISSUED:
01/12/2026, Brendan J. Moran,
Clerk-Magistrate

151743 (1-22,1-29,2-5)

Michelle Bell
Chen, LLC
9701 Apollo Drive, Suite 381
Largo, Maryland 20774
240-230-3632

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MICHAEL EUGENE YOUNGER

Notice is given that Sakai Younger, whose address is 7125 Rock Ridge Lane, Alexandria, VA 22315, was on January 6, 2026 appointed Personal Representative of the estate of **MICHAEL EUGENE YOUNGER**, who died on February 22, 2025 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 6th day of July, 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.

SAKAI YOUNGER
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 138952
151800 (1-22,1-29,2-5)

LEGALS

Robert E. Richards
11253-B Lockwood Drive
Silver Spring, MD 20901
301-593-6220

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DAVID THOMAS FAIR

Notice is given that Maryann J. Fair, whose address is 2511 Hughes Road, Adelphi, MD 20783, was on January 2, 2026 appointed Personal Representative of the estate of **DAVID THOMAS FAIR**, who died on April 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 2nd day of July, 2026.

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

- (1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or
- (2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice. A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

MARYANN J. FAIR
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 137682
151802 (1-22,1-29,2-5)

T H E P R I N C E
G E O R G E ’ S P O S T
N E W S P A P E R
C A L L 3 0 1 - 6 2 7 - 0 9 0 0
E M A I L : B B O I C E @ P G P O S T . C O M
W E B S I T E : P G P O S T . C O M

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

10907 ATWELL AVENUE
BOWIE, MD 20720

By authority contained in a Deed of Trust dated July 30, 2020 and recorded in Liber 44025, Folio 519, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$398,981.00, 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

FEBRUARY 17, 2026 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 \$36,000.00 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

151864 (1-29,2-5,2-12)

LEGALS

ORDER OF PUBLICATION
BY POSTING

MARIAME FOFANA

VS.

MOHAMED DIALLO

In the Circuit Court for
Prince George’s County, Maryland
Case Number: C-16-FM-25-005735

ORDERED, ON THIS 23rd day of January, 2026, by the Circuit Court for Prince George’s County MD:

That the Defendant, **Mohamed Karim Diallo** is hereby notified that the Plaintiff, has filed a Complaint for Absolute Divorce naming him/her as the defendant and seeking the Divorce on the Grounds of Six-Month Separation and Irreconcilable Differences and stating that the Defendant’s last known address is: 2400 Queens Chapel Road, Hyattsville, MD 20782 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 22nd day of February, 2026; 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, **MOHAMED KARIM DIALLO**, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 24th day of March, 2026, 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

151872 (1-29,2-5,2-12)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BETTIE CARLTON-CRUDUP

Notice is given that Willie J Carlton, whose address is 2615 Roosevelt Hwy Apt 44, Atlanta, GA 30337-6231, was on January 14, 2026 appointed Personal Representative of the estate of **BETTIE CARLTON-CRUDUP** who died on April 17, 2025 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 14th day of July, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 14th day of July, 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.

WILLIE J CARLTON
Personal Representative

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

Estate No. 137635

151850 (1-29,2-5,2-12)

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

12800 GLASGOW COURT
FORT WASHINGTON, MD 20744

By authority contained in a Deed of Trust dated October 28, 2021 and recorded in Liber 46665, Folio 585, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$79,999.83, and an interest rate of 8.5000%, 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

FEBRUARY 17, 2026 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 \$8,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/ HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

This property will be sold subject to one or more prior liens, the amount(s) of which will be announced at the time of sale.

Richard E. Solomon, et al.,
Substitute Trustees

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

151866 (1-29,2-5,2-12)

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

6902 WALDRAN AVENUE
TEMPLE HILLS, MD 20748

By authority contained in a Deed of Trust dated October 24, 2007 and recorded in Liber 29165, Folio 276, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$357,178.00, and an interest rate of 6.360%, 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

FEBRUARY 17, 2026 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 \$35,000.00 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

151867 (1-29,2-5,2-12)

LEGALS

Jennifer O Schiffer Esq
2311 Wilson Blvd Ste 500
Arlington, VA 22201-5422
703-525-4000

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**WILLIE JOSEPHINE FLAKES
AKA: WILLIE JOSEPHINE FLAKES-
MACK, JOSEPHINE FLAKES**

Notice is given that Barbara Ann Moore, whose address is 8407 Jasmith Ct, District Heights, MD 20747-2581, was on January 14, 2026 appointed Personal Representative of the estate of **WILLIE JOSEPHINE FLAKES** who died on January 25, 2025 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 14th day of July, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 14th day of July, 2026.

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

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

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice. A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

BARBARA ANN MOORE
Personal Representative

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

Estate No. 137724

151848 (1-29,2-5,2-12)

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

LEGALS

Joshua Winger
14300 Gallant Fox Lane Suite 120
Bowie, MD 20715
301-464-7448

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARGARET M BUTTS

Notice is given that Janet E Lilley, whose address is 2312 Sweet Bay Ln, Matthews, NC 28105-6650, was on January 20, 2026 appointed Personal Representative of the estate of **MARGARET M BUTTS** who died on December 1, 2025 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 20th day of July, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 20th day of July, 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.

JANET E LILLEY
Personal Representative

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

Estate No. 140172

151851 (1-29,2-5,2-12)

ORDER OF PUBLICATION

COLUMBIA LIENS LLC
v. Plaintiff,

BROTHERS PROPERTY GROUP LLC
Prince George’s County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 5540 KAREN ELAINE DR UNIT 1640, HYATTSVILLE, MD 20784, Parcel No. 20-2269033,

And

ANY UNKNOWN OWNER OF THE PROPERTY 5540 KAREN ELAINE DR UNIT 1640, HYATTSVILLE, MD 20784, Parcel No. 20-2269033, the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.

Defendants.

In the Circuit Court for
Prince George’s County, Maryland
Case No. C-16-CV-25-006812

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 20-2269033 in Prince George’s County, sold by the Collector of Taxes for Prince George’s County and the State of Maryland to the plaintiff in this proceeding:

UNIT 1640 3,840.000 Sq Ft & Imps
Frenchmans Creek C

The Complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 8th day of December, 2025, by the Circuit Court for Prince George’s County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George’s County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 10th day of February, 2026, and redeem the property with Parcel Identification Number 20-2269033 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk

151824 (1-29,2-5,2-12)

LEGALS

Elisabeth Morse
Law Office of Brian Gormley, LLC
10605 Concord St, Ste 420
Kensington, MD 20895
240-755-8384

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
OCIE LEE POTTS

Notice is given that Shawn Davidson, whose address is 429 Mockernut Ln, Columbia, SC 29209, was on January 15, 2026 appointed Personal Representative of the estate of **OCIE LEE POTTS**, who died on December 4, 2025 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 15th day of July, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 15th day of July, 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.

SHAWN DAVIDSON
Personal Representative

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

Estate No. 139616

151860 (1-29,2-5,2-12)

ADVERTISE!

Call Today 301-627-0900

THIS COULD BE YOUR AD!

Call 301-627-0900

for a quote.

The Prince George’s Post!

Or Email: bboice@pgpost.com Today!

LEGALSLegal Notice

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

**7319 SERENADE CIRCLE
CLINTON, MD 20735**

By authority contained in a Deed of Trust dated August 27, 2020 and recorded in Liber 44109, Folio 238, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$206,000.00, and an interest rate of 2.750%, 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

FEBRUARY 3, 2026 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 \$18,000.00 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

151731(1-15,1-22,1-29)

LEGALSLegal Notice

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

**919 NOVA AVENUE
CAPITOL HEIGHTS, MD 20743**

By authority contained in a Deed of Trust dated January 12, 2018 and recorded in Liber 40502, Folio 102, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$223,870.00, and an interest rate of 4.250%, 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

FEBRUARY 10, 2026 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 \$19,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo /HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

Richard E. Solomon, et al.,
Substitute Trustees

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

151745(1-22,1-29,2-5)

THE PRINCE
GEORGE’S POST

Call 301-627-0900 Fax 301-627-6260

EMAIL: bboice@pgpost.com

SUBSCRIBE TODAY!

LEGALSLegal Notice

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on May 16, 2007, a certain Deed of Trust was executed by Wilma S. Osborne, and Estate of Wilma S Osborne as Grantor(s) in favor of 1st Mariner Bank as Beneficiary, and Millard S. Rubenstein as Trustee(s), and was recorded on June 15, 2007, in Book 28087, Page 279 in the Office of the Land Records for Prince George’s County, Maryland; and

WHEREAS, the Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and

WHEREAS, the Deed of Trust is now owned by the Secretary, pursuant to an assignment dated July 21, 2015, and recorded on August 17, 2015, in Book 37328, Page 347, 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 September 12, 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 December 17, 2025 is \$367,057.28; and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable;

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary’s designation of me as Foreclosure Commissioner, notice is hereby given that on February 10, 2026 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: 1153 Booker Drive, Capital Heights, MD 20743

Tax ID: 18-205745

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 \$367,057.28.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling \$37,000.00 in the form of a certified check or cashier’s check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$37,000.00 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier’s check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier’s check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder.

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: December 19, 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

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”
Legal Description

All that piece or parcel of improved land situate, lying and being in the 18th Election District of Prince George’s County, State of Maryland, described as follows to wit:

Lot 34, in Block G, of “Booker T. Homes,” as per plat thereof recorded in Plat

LEGALSLegal Notice

Book W.W.W. 20 at plat 79, one of the land records of Prince George’s County, Maryland; being in the 18th Election District.

Subject to building restriction line of record.

The improvements thereon being commonly known as 1153 Booker Drive, Maryland 20743.

Being the same lot or parcel of ground which by Deed Dated August 4, 1993 and Recorded among the Land Records of Prince George’s County in Liber 8950 Folio 697, was granted and conveyed by Wilma S. Osborne and Robert A. Osborne, joint tenants, unto Wilma S. Osborne.

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

151744(1-22,1-29,2-5)

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

**6621 STOCKTON LANE
HYATTSVILLE, MD 20784**

By authority contained in a Deed of Trust dated June 30, 2010 and recorded in Liber 31862, Folio 541, modified by Loan Modification Agreement recorded on November 12, 2014, at Liber No. 36468, Folio 651, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$207,209.00, and an interest rate of 4.125%, 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

FEBRUARY 17, 2026 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 \$18,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo /HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

Richard E. Solomon, et al.,
Substitute Trustees

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

151865(1-29,2-5,2-12)

LEGALSLegal Notice

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

**17100 SWEETGUM COURT
ACCOKEEK, MD 20607**

By authority contained in a Deed of Trust dated April 28, 2017 and recorded in Liber 39566, Folio 299, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$634,880.00, and an interest rate of 3.375%, 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

FEBRUARY 3, 2026 AT 11:30 AM

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

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

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

151733(1-15,1-22,1-29)

LEGALS

ASSIGNEE'S SALE
OF TIMESHARE INTEREST IN VALUABLE
IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from Annette Harrison and Derwin T. Harrison to Wyndham Vacation Resorts, Inc, recorded on 12/8/2022, in Liber/Folio 48366/140, among the Land Records of Prince George’s County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 51058/277, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George’s County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

FEBRUARY 18, 2026
AT 11:00 A.M.

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

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a /an Annual Ownership Interest and has been allocated 500,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywaye appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George’s County, Maryland, time being of the essence, with interest thereon at the rate of 15.88 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser’s sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, the sale shall be null and void, and the Purchaser’s sole remedy, in law or equity, shall be the return of his deposit without interest. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

151753 (1-29,2-5,2-12)

ASSIGNEE'S SALE
OF TIMESHARE INTEREST IN VALUABLE
IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from Megan M. Burnham and Jordon G. Wenninger to Wyndham Vacation Resorts, Inc, recorded on 12/13/2022, in Liber/Folio 48381/641, among the Land Records of Prince George’s County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 51058/275, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George’s County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

FEBRUARY 18, 2026
AT 11:00 A.M.

One 567,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George’s County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a /an Annual Ownership Interest and has been allocated 567,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywaye appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George’s County, Maryland, time being of the essence, with interest thereon at the rate of 14.49 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured

LEGALS

note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser’s sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, the sale shall be null and void, and the Purchaser’s sole remedy, in law or equity, shall be the return of his deposit without interest. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

151754 (1-29,2-5,2-12)

ASSIGNEE'S SALE
OF TIMESHARE INTEREST IN VALUABLE
IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from Robert John Gruntmeir and Donna Marie Gruntmeir to Wyndham Vacation Resorts, Inc, recorded on 10/26/2022, in Liber/Folio 48253/473, among the Land Records of Prince George’s County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 51058/273, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George’s County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

FEBRUARY 18, 2026
AT 11:00 A.M.

One 792,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George’s County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a /an Annual Ownership Interest and has been allocated 792,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywaye appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George’s County, Maryland, time being of the essence, with interest thereon at the rate of 13.68 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser’s sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, the sale shall be null and void, and the Purchaser’s sole remedy, in law or equity, shall be the return of his deposit without interest. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

151755 (1-29,2-5,2-12)

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

LEGALS

TRUSTEE'S SALE
OF TIMESHARE INTEREST IN VALUABLE
IMPROVED REAL ESTATE

Improved by the premises known as
250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated September 11, 2025, recorded 10/16/2025, in Liber 51340 at folio 585 among the Land Records of Prince George’s County, Maryland, against: David A. Hurt and Sarah E. Hurt and by virtue of the power and authority granted by Order of Court, dated 1/5/2026, entered in Civil Case No. C-16-CV-25-007180 in the Circuit Court for Prince George’s County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George’s County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

WEDNESDAY, FEBRUARY 18, 2026, AT 11:00 AM

the real property described as follows:

One 84,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George’s County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a /an Biennial Ownership Interest and has been allocated 168,000 Points at the time of purchase for use by the Grantees in Even year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George’s County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser’s sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of sale.

Daniel C. Zickefoose, Trustee

151761 (1-29,2-5,2-12)

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

1005 CHILLUM ROAD, UNIT 220
HYATTSVILLE, MD 20782

By authority contained in a Deed of Trust dated November 13, 2006 and recorded in Liber 27491, Folio 536, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$73,520.00, and an interest rate of 4.125%, 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

FEBRUARY 17, 2026 AT 11:30 AM

ALL THAT FEE SIMPLE property more fully described in the aforesaid 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 \$5,000.00 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

151880 (1-29,2-5,2-12)

LEGALS

NOTICE TO CONTRACTORS

1. NOTICE IS HEREBY GIVEN THAT bids will be received by the Prince George’s County Department of Public Works and Transportation, Office of Engineering and Project Management through the Speed eProcurement Platform at: <http://discovery.ariba.com/profile/AN01496591158> until **February 17, 2026**, at 11:59 p.m. local prevailing time for the following project:

ASPHALT RESURFACING & RELATED
ROADWAY IMPROVEMENTS
IFB No. **WS1286847204**
Contract No. **966-H (G)**

2. Contract Documents.

Contract documents are only available for download at the following websites

- eMaryland Marketplace (eMMA). The project can be found by project name or Project ID No. **BPM054047** at Public Solicitations: eMaryland Marketplace Advantage (eMMA).

- **SPEED** eProcurement Platform <http://discovery.ariba.com/profile/AN01496591158>
The project can be found by project name of IFB No. **WS1286847204**.

Bidders are encouraged to register at the eMMA, and SPEED websites to obtain applicable solicitation documents and notifications.

3. Project Description:

This Contract is to provide for hot mix asphalt wearing surface and replacement of concrete curb and gutters, sidewalks and driveway aprons, and other incidental work on various roads in Prince George’s County.

4. Minimum Qualifications:

Contractor(s) shall have a minimum of five (5)Years of performing work similar in nature. The County will only permit approved paving contractors to perform asphalt paving on its contracts. To bid or perform asphalt paving work on this project, all contractors including all tiers of subcontractors that are subcontracted to perform asphalt paving services, must be approved by Prince George’s County as an acceptable paving contractor at the time bids are due and throughout the duration of the project. Evidence of Prince George’s County certification, including that of its subcontractors, must be submitted by the prime bidder with its bid.

5. The estimated value of the Contract is classified with the letter designation “G” in accordance with the Maryland State Highway Administration Specifications, TC Section 2.01. (<http://apps.roads.maryland.gov/BusinessWithSHA/contBidProp/ohd/constructContracts/CostClassKey.asp>)

The approximate quantities for major items of work involved are as follows:

<u>Group A:</u> <u>Quantity</u>	<u>UNIT</u>	<u>DESCRIPTION</u>
17,000	TON	Hot Mix Asphalt SUPERPAVE 12.5 MM, PG 70-22
17,000	TON	Hot Mix Asphalt SUPERPAVE 9.5 MM, PG 64-22
20,000	SY	Full Depth Patching
150,000	SY	Milling Hot Mix Asphalt Pavement, from 1” to 2”
6,000	SY	Residential Driveway Entrances
15,000	LF	5 Inch Yellow Thermoplastic Pavement Marking
15,000	LF	5 Inch White Thermoplastic Pavement Marking
18,000	LF	Concrete Curb and Gutter
40,000	SF	Concrete Sidewalk

<u>Group B:</u> <u>Quantity</u>	<u>UNIT</u>	<u>DESCRIPTION</u>
20,000	TON	Hot Mix Asphalt SUPERPAVE 12.5 MM, PG 70-22
20,000	TON	Hot Mix Asphalt SUPERPAVE 9.5 MM, PG 64-22
24,000	SY	Full Depth Patching
145,000	SY	Milling Hot Mix Asphalt Pavement, from 1” to 2”
3,500	SY	Residential Driveway Entrances
15,000	LF	5 Inch Yellow Thermoplastic Pavement Marking
15,000	LF	5 Inch White Thermoplastic Pavement Marking
24,000	LF	Concrete Curb and Gutter
43,000	SF	Concrete Sidewalk

<u>Group C:</u> <u>Quantity</u>	<u>UNIT</u>	<u>DESCRIPTION</u>
18,000	TON	Hot Mix Asphalt SUPERPAVE 12.5 MM, PG 70-22
18,000	TON	Hot Mix Asphalt SUPERPAVE 9.5 MM, PG 64-22
22,000	SY	Full Depth Patching
150,000	SY	Milling Hot Mix Asphalt Pavement, from 1” to 2”
4,000	SY	Residential Driveway Entrances
12,000	LF	5 Inch Yellow Thermoplastic Pavement Marking
12,000	LF	5 Inch White Thermoplastic Pavement Marking
16,000	LF	Concrete Curb and Gutter
35,000	SF	Concrete Sidewalk

<u>Group D:</u> <u>Quantity</u>	<u>UNIT</u>	<u>DESCRIPTION</u>
18,000	TON	Hot Mix Asphalt SUPERPAVE 12.5 MM, PG 70-22
18,000	TON	Hot Mix Asphalt SUPERPAVE 9.5 MM, PG 64-22
22,000	SY	Full Depth Patching
150,000	SY	Milling Hot Mix Asphalt Pavement, from 1” to 2”
6,000	SY	Residential Driveway Entrances
12,000	LF	5 Inch Yellow Thermoplastic Pavement Marking
12,000	LF	5 Inch White Thermoplastic Pavement Marking
16,000	LF	Concrete Curb and Gutter
35,000	SF	Concrete Sidewalk

<u>Group E:</u> <u>Quantity</u>	<u>UNIT</u>	<u>DESCRIPTION</u>
12,000	TON	Hot Mix Asphalt SUPERPAVE 12.5 MM, PG 70-22
12,000	TON	Hot Mix Asphalt SUPERPAVE 9.5 MM, PG 64-22
12,000	SY	Full Depth Patching
90,000	SY	Milling Hot Mix Asphalt Pavement, from 1” to 2”
3,500	SY	Residential Driveway Entrances
7,500	LF	5 Inch Yellow Thermoplastic Pavement Marking
7,500	LF	5 Inch White Thermoplastic Pavement Marking
13,000	LF	Concrete Curb and Gutter
30,000	SF	Concrete Sidewalk

6. The Bid must be on the forms provided with the solicitation, as specified in Part I, section 1.21: Bid Due Date and Submittal Requirements. The Bid forms shall be filled out completely stating price per each item and shall be signed by the Bidder giving his full name and business address. The Bid Package shall be submitted electronically as specified in Part I, section 1.8: Receipt of Bids.

7. Bid Security. A bid security shall be required for all construction contracts when the contract price exceeds Two Hundred and Fifty Thousand (\$250,000). The bid security shall be in an amount equal to 5% of the bid or price proposal. Please refer to IFB Part 1, Instructions to Bidders, Section 1.12 Bid Security.

8. Examination of Site and Data. Each Bidder shall examine the specifications carefully, shall visit the site of the contemplated work, and shall familiarize itself thoroughly with all conditions of the contemplated work. Should doubt arise regarding any meaning, intent, or condition of the specifications, or site, the Bidder shall make inquiry before submitting a bid. Submission of a bid will indicate that the Bidder understands thoroughly the specifications and the conditions at the site of the work.

9. Bonding. Performance and Payment bonds are required when the initial Contract Price exceeds One Hundred Thousand Dollars (\$100,000.00). Please refer to IFB Part 1, Instructions to Bidders, Section 1.12 Bid Security for all bonding requirements.

10. Unbalanced bid. Bidders are specifically warned against unbalancing their bid as this may render them nonresponsive and /or non-responsible.

11. Nondiscrimination. In connection with the performance of work under this Contract, a Contractor who is the recipient of County funds, or who proposes to perform any work or furnish any goods under this agreement shall not discriminate against any worker, employee or applicant, or any member of the public because of religion, race, sex, age, sexual orientation, national origin, physical or mental disability, or perceived disability. Discriminatory practices based upon the foregoing are declared to be contrary to the public policy of the County. The Contractor agrees to be in full compliance with the Federal mandates of the Americans with Disabilities Act. The Contractor further agrees that this article will be incorporated by the Contractor in all contracts entered into with suppliers of materials or services; and Contractors and sub-contractors and all labor organizations, fur-

LEGALS

nishing skilled, unskilled and craft union skilled labor, or who may perform any such labor services in connection with this contract.

12. This project requires **20%** Minority Business Enterprise, and **50%** County Based Small Business participation as described in more detail in Part I, Instructions to Bidders, Sections 1.36 and 1.37, Jobs First Act and Minority Business Enterprises Notice and County Based Small Business Participation Requirements.

13. The Contract shall be awarded to the responsible and responsive Bidder offering the lowest bid to the County in accordance with County Code § 10A-101(37 and 38).

14. An *optional* virtual Pre-Bid Conference will be held on **February 3, 2026, at 10:00 a.m.** local prevailing time, via Teams at:

https://teams.microsoft.com/l/meetupjoin/19%3ameeting_ZDk1NDA3YTktYQxZS00ZTcwLTht0FYtNmU2ZDg0YjUwZWU2%40thread.v2/0?context=-%7b%22Tid%22%3a%224146bdda-ddc1-4d2a-a1b2-1a64cc3c837b%22%2c%22Oid%22%3a%2216947225-1375-49e7-bfad-a2abce39d8ef%22%7d

Or join using Meeting I.D.: 269 723 126 460 4 Password i2yn6G9f.

[151821](#) (1-29,2-5,2-12)

LEGALS

NOTICE TO CONTRACTORS

1. NOTICE IS HEREBY GIVEN THAT bids will be received by the Prince George’s County Department of Public Works and Transportation, Office of Engineering and Project Management through the Speed eProcurement Platform at: <http://discovery.ariba.com/profile/AN01496591158> until **February 17, 2026, at 11:59 p.m.** local prevailing time for the following project:

Tree Planting and Landscape Maintenance at Various Locations
IFB No. **WS1669400107**
Contract No. **970-H (F)**

2. Contract Documents.

Contract documents are only available for download at the following websites

- eMaryland Marketplace (eMMA). The project can be found by project name or Project ID No. **BPM054091** at Public Solicitations: eMaryland Marketplace Advantage (eMMA).

- **SPEED** eProcurement Platform <http://discovery.ariba.com/profile/AN01496591158>
The project can be found by project name of IFB No. **WS1669400107**.

Bidders are encouraged to register at the eMMA, and SPEED websites to obtain applicable solicitation documents and notifications.

3. Project Description:

The Project scope includes tree planting and landscaping at various locations within the County.

4. Minimum Qualifications:

The Contractor must have a Maryland Licensed Tree Expert (LTE) on staff. Bidder shall have a minimum of five (5) years of experience performing similar work of Tree Removal related contracts with local or state government

The Prince George County’s Approved Paving Contractor’s information is available on the web at <https://www.princegeorgescountymd.gov>.

5. The estimated value of the Contract is classified with the letter designation “F” in accordance with the Maryland State Highway Administration Specifications, TC Section 2.01. (<http://apps.roads.maryland.gov/BusinessWithSHA/contBidProp/ohd/constructContracts/CostClassKey.asp>)

The approximate quantities for major items of work involved are as follows:

<u>Item No</u>	<u>Qty.</u>	<u>UNIT</u>	<u>DESCRIPTION</u>
7001	65000	SY	Furnish and Place Topsoil Four Inch (4”) depth
7002	42000	SY	Vegetation Removal and Pesticide Application
7003	80000	SY	Permanent Seeding and Mulching
7004	25000	SY	Furnish and Place Sod
7005	600	EA	Willow Oak & "Cultivars" 2.0 Inch Caliper Minimum
7006	400	EA	Swamp White Oak & "Cultivars" 2.0 Inch Caliper Minimum
7007	500	EA	Red Oak (Southern & Northern) 2.0 Inch Caliper Minimum
7008	400	EA	Scarlet Oak & "Cultivars" 2.0 Inch Caliper Minimum
7009	400	EA	Pin Oak & "Cultivars" 2.0 Inch Caliper Minimum
7010	300	EA	Nuttall Oak & "Cultivars" 2.0 Inch Caliper Minimum
7011	300	EA	Shumard Oak 2.0 Inch Caliper Minimum
7012	300	EA	Overcup Oak 2.0 Inch Caliper Minimum
7013	300	EA	Burr Oak & "Cultivars" 2.0 Inch Caliper Minimum
7014	300	EA	Swamp Chestnut Oak 2.0 Inch Caliper Minimum
7015	300	EA	Chestnut Oak 2.0 Inch Caliper Minimum
7016	300	EA	Chinkapin Oak & "Cultivars" 2.0 Inch Caliper Minimum
7017	100	EA	White Oak & "Cultivars" 2.0 Inch Caliper Minimum
7018	100	EA	Shingle Oak 2.0 Inch Caliper Minimum
7019	100	EA	Post Oak 2.0 Inch Caliper Minimum
7020	400	EA	Silver Linden & "Cultivars" 2.0 Inch Caliper Minimum
7021	400	EA	Little Leaf Linden & "Cultivars" 2.0 Inch Caliper Minimum
7022	500	EA	American Linden & "Cultivars" 2.0 Inch Caliper Minimum
7023	400	EA	Lacebark Elm & "Cultivars" 2.0 Inch Caliper Min
7024	50	EA	Slippery Elm & "Cultivars" 2.0 Inch Caliper Min
7025	500	EA	American Elm & "Cultivars" 2.0 Inch Caliper Min
7026	400	EA	Red Maple & "Cultivars" 2.0 Inch caliper Minimum
7027	100	EA	Japanese Maple & "Cultivars" 1.75 Inch Caliper Minimum
7028	400	EA	Freeman Maple 2.0 Inch Caliper Minimum
7029	200	EA	Trident Maple 1.75 Inch Caliper Minimum
7030	500	EA	American Sycamore & "Cultivars" 2.0 Inch Caliper Minimum
7031	500	EA	London Plane "Cultivars" 2.0 Inch Caliper Minimum
7032	600	EA	Thornless Honey Locust & "Cultivars" 2.0 Inch Caliper Minimum
7033	500	EA	Zelkova "Cultivars" 2.0 Inch Caliper Minimum
7034	600	EA	Serviceberry (Single Stem) "Cultivars" 1.75 Inch Caliper Minimum
7035	500	EA	Redbud (Single Stem) & "Cultivars" 1.75 Inch Caliper Minimum
7036	500	EA	Crape Myrtle "Cultivars" 1.75 Inch Caliper Minimum
7037	600	EA	River Birch (Single Stem) & "Cultivars" 1.75 Inch Caliper Minimum
7038	400	EA	Japanese Lilac (Single Stem) 1.75 Inch Caliper Minimum
7039	500	EA	Chokecherry 1.75 Inch Caliper Minimum
7040	600	EA	Yoshino Cherry 1.75 Inch Caliper Minimum
7041	600	EA	Okame Cherry 1.75 Inch Caliper Minimum
7042	600	EA	Sweetbay Magnolia & "Cultivars" 8 Foot Height Minimum
7043	500	EA	Southern Magnolia & "Cultivars" 8 Foot Height Minimum
7044	400	EA	Star Magnolia & "Cultivars" 8 Foot Height Minimum

LEGALS

7045	400	EA	Saucer Magnolia & "Cultivars" 8 Foot Height Minimum
7046	300	EA	Kousa Dogwood & "Cultivars" 8 Foot Height Minimum
7047	100	EA	Flowering Dogwood & "Cultivars" 1.75 Inch Caliper Minimum
7048	200	EA	Carolina Silverbell 8 Foot Height Minimum
7049	400	EA	Viburnum & "Cultivas" 8 Foot Height Minimum
7050	600	EA	Assorted Thornless Hawthorn 1.75 Inch Caliper Minimum
7051	500	EA	American Holly 1.75 Inch Caliper Minimum
7052	400	EA	Holly & "Cultivars" 8 Foot Height Minimum
7053	200	EA	Arborvitae & "Cultivars" 15 Gallon Container Minimum
7054	400	EA	Eastern Red Cedar 6 Foot Height Minimum
7055	300	EA	Leyland Cypress 6 Foot Height Minimum
7056	300	EA	Norway Spruce 6 Foot Height Mlnimum
7057	100	EA	Cryptomeria & "Cultivars" 6 Foot Height Minimum
7058	600	EA	Assorted Pine Species 6 Foot Height Minimum
7059	100	EA	Pond Cypress 1.75 Inch Caliper Minimum
7060	600	EA	Bald Cypress 1.75 Inch Caliper Minimum
7061	400	EA	Dawn Redwood 1.75 Inch Caliper Minimum
7062	300	EA	European Hornbeam & "Cultivars" 2.0 Inch Caliper Minimum
7063	500	EA	American Hornbeam & "Cultivars" 2.0 Inch Caliper Minimum
7064	300	EA	American Hophornbeam 2.0 Inch Caliper Minimum
7065	200	EA	Tulip Poplar 2.0 Inch Caliper Minimum
7066	500	EA	Chinese Pistache 2.0 Inch Caliper Minimum
7067	200	EA	American Smoketree 1.75 Inch Caliper Minimum
7068	400	EA	Black Locust & "Cultivars" 2.0 Inch Caliper Minimum
7069	500	EA	Kentucky Coffeetree & "Cultivars" 1.75 Inch Caliper Minimum
7070	200	EA	Turkish Hazel 2.0 Inch Caliper Minimum
7071	400	EA	American Yellowwood 2.0 Inch Caliper Minimum
7072	500	EA	Hackberry & "Cultivars" 2.0 Inch Caliper Minimum
7073	500	EA	American Sweetgum & "Cultivars" 2.0 Inch Caliper Minimum
7074	400	EA	Black Tupelo 2.0 Inch Caliper Minimum
7075	200	EA	Common Persimmon 2.0 Inch Caliper Minimum
7076	400	EA	Witch Hazel (Single Stem) 1.75 Inch Caliper Minimum
7077	500	EA	Ginkgo & "Cultivars" (Male Only) 2.0 Inch Caliper Minimum
7078	500	EA	Catalpa (Northern and Southern) 2.0 Inch Caliper Minimum
7079	200	EA	Sassafras 1.75 Inch Caliper Minimum
7080	400	EA	Buckeye/Horsechestnut & "Cultivars" 2.0 Inch Caliper Minimum
7081	300	EA	Assorted Hickory 2.0 Inch Caliper Minimum
7082	400	EA	Fringetree (Single Stem) 2.0 Inch Caliper Minimum
7083	100	EA	Assorted Fruit Trees 7 Gallon Container Minimum
7084	600	EA	Assorted Woody Perennial 6 Foot Height Minimum
7085	500	EA	Assorted Herbaceous Perennial 3 Gallon Container
7086	3000	EA	Assorted Woody Perennial 3 Gallon Container
7087	7000	EA	Assorted Herbaceous Perennial 1 Gallon Container
7088	90000	EA	Naturalizer Daffodil Mh< Top Size Bulbs
7089	2	LS	Additional 1 Year Maintenance of Planting Material
7090	725	1000 G	Additional Watering of Plant Material
7091	100	LF	Root Barrier

6. The Bid must be on the forms provided with the specification, as specified in Part I, section 1.21: Bid Due Date and Submittal Requirements. The Bid forms shall be filled out completely stating price per each item and shall be signed by the Bidder giving his full name and business address. The Bid Package shall be submitted electronically as specified in Part I, section 1.8: Receipt of Bids.

7. Bid Security. A bid security shall be required for all construction contracts when the contract price exceeds Two Hundred and Fifty Thousand (\$250,000). The bid security shall be in an amount equal to 5% of the bid or price proposal. Please refer to IFB Part 1, Instructions to Bidders, Section 1.12 Bid Security.

8. Examination of Site and Data. Each Bidder shall examine the specifications carefully, shall visit the site of the contemplated work, and shall familiarize itself thoroughly with all conditions of the contemplated work. Should doubt arise regarding any meaning, intent, or condition of the specifications, or site, the Bidder shall make inquiry before submitting a bid. Submission of a bid will indicate that the Bidder understands thoroughly the specifications and the conditions at the site of the work.

9. Bonding. Performance and Payment bonds are required when the initial Contract Price exceeds One Hundred Thousand Dollars (\$100,000.00). Please refer to IFB Part 1, Instructions to Bidders, Section 1.12 Bid Security for all bonding requirements.

10. Unbalanced bid. Bidders are specifically warned against unbalancing their bid as this may render them nonresponsive and /or non-responsible.

11. Nondiscrimination. In connection with the performance of work under this Contract, a Contractor who is the recipient of County funds, or who proposes to perform any work or furnish any goods under this agreement shall not discriminate against any worker, employee or applicant, or any member of the public because of religion, race, sex, age, sexual orientation, national origin, physical or mental disability, or perceived disability. Discriminatory practices based upon the foregoing are declared to be contrary to the public policy of the County. The Contractor agrees to be in full compliance with the Federal mandates of the Americans with Disabilities Act. The Contractor further agrees that this article will be incorporated by the Contractor in all contracts entered with suppliers of materials or services; and Contractors and subcontractors and all labor organizations, furnishing skilled, unskilled and craft union skilled labor, or who may perform any such labor services in connection with this contract.

12. This project requires **30%** County Located Business or Minority Business Enterprise and **50%** County Based Small Business participation as described in more detail in Part I, Instructions to Bidders, Sections 1.36 and 1.37, Jobs First Act and Minority Business Enterprises Notice and County Based Small Business Participation Requirements.

13. The Contract shall be awarded to the responsible and responsive Bidder offering the lowest bid to the County in accordance with County Code § 10A-101(37 and 38).

14. An *optional* virtual Pre-Bid Conference will be held on **February 6, 2026, at 10:00 a.m.** local prevailing time, via Teams at:

Or join using Meeting I.D.: 267 851 050 533 00 Password Gm3Mt6nu

[151822](#) (1-29,2-5,2-12)

WANTED: Your Ad Here!

Advertise in *The Prince George’s Post!*

Call 301-627-0900 Today!

*The Prince
George's Post
Newspaper*

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

*Your Newspaper
of
Legal Record*

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

5600 61ST PLACE
RIVERDALE, MD 20737

By authority contained in a Deed of Trust dated March 26, 2007 and recorded in Liber 27546, Folio 444, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$242,614.54, and an interest rate of 6.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

FEBRUARY 17, 2026 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

151868 (1-29,2-5,2-12)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MICHAEL RICHARD DEMBROSKI

Notice is given that Angela Hyun Ah Dembroski, whose address is 505 Overlook Park Dr, Oxon Hill, MD 20745-1175, was on January 20, 2026 appointed personal representative of the small estate of Michael Dembroski who died on September 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 interested persons or unpaid claimants 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.

ANGELA HYUN AH DEMBROSKI
Personal Representative

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

Estate No. 140173
(1-29)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JANE RICHARDSON HILL

Notice is given that Lynn Suzanne Hill Sinclair, whose address is 2802 Birdseye Ln, Bowie, MD 20715-3932, was on January 16, 2026 appointed personal representative of the small estate of Jane Richardson Hill who died on January 20, 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 interested persons or unpaid claimants 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.

LYNN SUZANNE HILL SINCLAIR
Personal Representative

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

Estate No. 139983
(1-29)

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

1210 DILLON COURT
CAPITOL HEIGHTS, MD 20743

By authority contained in a Deed of Trust dated July 5, 2019 and recorded in Liber 42385, Folio 370, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$239,112.00, 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

FEBRUARY 17, 2026 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 \$22,000.00 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

151869 (1-29,2-5,2-12)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CECILIA K BALZER

Notice is given that Elisabeth H Ricketson, whose address is 413 Larnark Way, Silver Spring, MD 20901, was on January 14, 2026 appointed personal representative of the small estate of Cecilia K Balzer who died on December 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 interested persons or unpaid claimants 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.

ELISABETH H RICKETSON
Personal Representative

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

Estate No. 140129
(1-29)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HIRAM L TANNER JR

Notice is given that Knia Tanner, whose address is 1300 Mercantile Ln Suite 139W, Upper Marlboro, MD 20774, was on October 22, 2025 appointed personal representative of the small estate of Hiram L Tanner Jr who died on February 20, 2023 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 interested persons or unpaid claimants 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.

KNIA TANNER
Personal Representative

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

Estate No. 132417
(1-29)

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

14404 MARLBOROUGH DRIVE
UPPER MARLBORO, MD 20772

By authority contained in a Deed of Trust dated July 19, 2017 and recorded in Liber 40014, Folio 9, modified by Loan Modification Agreement recorded on January 7, 2022, at Liber No. 46838, Folio 152, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$196,377.00, 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

FEBRUARY 17, 2026 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 \$15,000.00 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

151870 (1-29,2-5,2-12)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DOMENIQUE MYLES

Notice is given that Rufus Adams, whose address is 6210 87th Avenue, New Carrollton, MD 20784, was on January 20, 2026 appointed personal representative of the small estate of Dominique Myles, who died on January 19, 2023 without a will.

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

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

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

- (1) Six months from the date of the decedent’s death; or
- (2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice. Any claim not served or filed within that time, or any extension provided by law, is unenforceable thereafter.

RUFUS ADAMS
Personal Representative

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

Estate No. 139368
(1-29)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CLARENCE STATON

Notice is given that Kecia Evans, whose address is 7924 Royal Fern Ct, Clinton, MD 20735, was on January 20, 2026 appointed personal representative of the small estate of Clarence Staton, who died on June 20, 2022 without a will.

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

All interested persons or unpaid claimants 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.

KECIA EVANS
Personal Representative

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

Estate No. 140180
(1-29)

The Prince George’s Post!

Call 301-627-0900

Your Newspaper of Legal Record

Serving

Prince George’s County Since 1932

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EARL LEE SANDERS

Notice is given that Enid Gar-
raway, whose address is 9018 Wal-
lace Rd, Lanham, MD 20706-4212,
was on January 9, 2026 appointed Personal Representative of the es-
tate of EARL LEE SANDERS, who
died on June 11, 2025 without a will.

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

All interested persons or unpaid
claimants having any objection to
the appointment of the personal
representative shall file their objec-
tion with the Register of Wills on or
before the 9th day of July, 2026.

All persons having any objection
to the probate of the will of the deced-
ent shall file their objections with
the Register of Wills on or before the
9th day of July, 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 obtained from
the Register of Wills.

ENID GARRAWAY
Personal Representative

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

Estate No. 138027
151790 (1-22,1-29,2-5)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SHARON ROSE ALTEMOS

Notice is given that Kara Aaron,
whose address is 3834 Irongate Ln,
Bowie, MD 20715-1420, was on Jan-
uary 8, 2026 appointed Personal
Representative of the estate of
SHARON ROSE ALTEMOS, who
died on June 3, 2024 without a will.

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

All interested persons or unpaid
claimants having any objection to
the appointment of the personal
representative shall file their objec-
tion with the Register of Wills on or
before the 8th day of July, 2026.

All persons having any objection
to the probate of the will of the deced-
ent shall file their objections with
the Register of Wills on or before the
8th day of July, 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 obtained from
the Register of Wills.

KARA AARON
Personal Representative

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

Estate No. 138148
151791 (1-22,1-29,2-5)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EVELYN DELORES LYONS

Notice is given that Elizabeth
Lyons, whose address is 714 Cabin
Branch Dr, Capitol Heights, MD
20743-1808, was on January 8, 2026
appointed Personal Representative
of the estate of EVELYN DELORES
LYONS, who died on June 21, 2025
without a will.

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

All interested persons or unpaid
claimants having any objection to
the appointment of the personal
representative shall file their objec-
tion with the Register of Wills on or
before the 8th day of July, 2026.

All persons having any objection
to the probate of the will of the deced-
ent shall file their objections with
the Register of Wills on or before the
8th day of July, 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 obtained from
the Register of Wills.

ELIZABETH LYONS
Personal Representative

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

Estate No. 139847
151792 (1-22,1-29,2-5)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
VIVIAN E OBIANYO

Notice is given that Ubaka
Obiany, whose address is 2007 Ray
Leonard Rd, Landover, MD 20785-
4226, was on January 8, 2026 ap-
pointed Personal Representative of
the estate of VIVIAN E OBIANYO,
who died on July 22, 2025 without a
will.

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

All interested persons or unpaid
claimants having any objection to
the appointment of the personal
representative shall file their objec-
tion with the Register of Wills on or
before the 8th day of July, 2026.

All persons having any objection
to the probate of the will of the deced-
ent shall file their objections with
the Register of Wills on or before the
8th day of July, 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 obtained from
the Register of Wills.

UBAKA OBIANYO
Personal Representative

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

Estate No. 139409
151793 (1-22,1-29,2-5)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ALMA LEGETTE

Notice is given that Michelle
Kendall, whose address is 6516 41st
Ave, University Park, MD 20782-
2154, and Lyselle Kendall, whose
address is 120 Perry Rise, London
SE23 0P, United Kingdom, were on
January 12, 2026 appointed Co-Pe-
sonal Representatives of the estate
of ALMA LEGETTE who died on
November 29, 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 co-personal repre-
sentatives or the attorney.

All interested persons or unpaid
claimants having any objection to
the appointment of the co-personal
representatives shall file their objec-
tion with the Register of Wills on or
before the 12th day of July, 2026.

All persons having any objection
to the probate of the will of the deced-
ent shall file their objections with
the Register of Wills on or before the
12th day of July, 2026.

Any person having a claim against
the decedent must present the claim
to the undersigned co-personal rep-
resentatives or file it with the Regis-
ter of Wills with a copy to the 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 co-pe-
sonal representatives mails or other-
wise delivers to the creditor a copy
of this published notice or other
written notice, notifying the creditor
that the claim will be barred unless
the creditor presents the claims
within two months from the mailing
or other delivery of the notice. A
claim not presented or filed on or
before that date, or any extension
provided by law, is unenforceable
thereafter. Claim forms may be ob-
tained from the Register of Wills.

MICHELLE KENDALL
LYSELLE KENDALL
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. 139944
151799 (1-22,1-29,2-5)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PAULETTE ANN FOSTER

Notice is given that Kellen Foster,
whose address is 14 Mainview Ct,
Randallstown, MD 21133-4304, was
on January 8, 2026 appointed Per-
sonal Representative of the estate of
PAULETTE ANN FOSTER, who
died on October 31, 2025 without a
will.

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

All interested persons or unpaid
claimants having any objection to
the appointment of the personal
representative shall file their objec-
tion with the Register of Wills on or
before the 8th day of July, 2026.

All persons having any objection
to the probate of the will of the deced-
ent shall file their objections with
the Register of Wills on or before the
8th day of July, 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 obtained from
the Register of Wills.

KELLEN FOSTER
Personal Representative

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

Estate No. 139826
151794 (1-22,1-29,2-5)

LEGALS

Tiffani S Collins Esq
1122 Kenilworth Drive Suite 507
Towson, MD 21204
410-462-4529

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ADELEKE OSOBA

Notice is given that Adewale
Osoba, whose address is 3414 Epic
Gate, Bowie, MD 20716-3211, was
on December 23, 2025 appointed
Personal Representative of the es-
tate of ADELEKE OSOBA, who
died on March 25, 2024 without a
will.

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

All interested persons or unpaid
claimants having any objection to
the appointment of the personal
representative shall file their objec-
tions with the Register of Wills on or
before the 23rd day of June, 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 obtained from
the Register of Wills.

ADEWALE OSOBA
Personal Representative

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

Estate No. 134714
151803 (1-22,1-29,2-5)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BRENDA ANN THOMAS

Notice is given that Wendy L.
Thomas, whose address is 6823
Standish Dr, Hyattsville, MD 20784-
2535, was on January 7, 2026 ap-
pointed Personal Representative of
the estate of BRENDA ANN
THOMAS, who died on July 27,
2025 without a will.

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

All interested persons or unpaid
claimants having any objection to
the appointment of the personal
representative shall file their objec-
tion with the Register of Wills on or
before the 7th day of July, 2026.

All persons having any objection
to the probate of the will of the deced-
ent shall file their objections with
the Register of Wills on or before the
7th day of July, 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 obtained from
the Register of Wills.

WENDY L 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. 138973
151795 (1-22,1-29,2-5)

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
RONALD NATHANIEL JACKSON JR

Notice is given that Nataleigh
Jackson, whose address is 5438 Liv-
ingston Ter, Oxon Hill, MD 20745-
2577, was on January 29, 2025
appointed Personal Representative
of the estate of RONALD
NATHANIEL JACKSON JR, who
died on October 16, 2024 without a
will.

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

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

NATALEIGH JACKSON
Personal Representative

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

Estate No. 135896
151724 (1-15,1-22,1-29)

The Prince George’s Post

Call (301) 627-0900

Fax (301) 627-6260

Serving Prince George's County Since 1932

LEGALS

Prince George’s County
Department of Housing & Community Development
Notice of Funding Availability (NOFA)
Multifamily Rental Housing
January 2026

- HOME Investment Partnership
- Housing Investment Trust Fund
- Payment in Lieu of Taxes

Public Notice to Owners and Developers

INTRODUCTION

The Prince George’s County Department of Housing & Community Development (“DHCD”) is pleased to announce the 2026 NOFA funding round (the “2026 NOFA”) for housing and community development projects.

Prince George’s County is a diverse, transit-rich jurisdiction experiencing significant public and private investment. As growth accelerates, particularly along major transit corridors, the County remains committed to ensuring that affordable housing is produced and preserved in a manner that promotes community stability, economic mobility, and equitable development.

DHCD advances this mission through strategic investments, public-private partnerships, and alignment with state and federal housing resources. DHCD’s approach emphasizes both the production of new affordable multifamily housing and the preservation of existing affordable and naturally occurring affordable housing (“NOAH”), recognizing that long-term affordability is essential to preventing displacement and sustaining inclusive communities.

Consistent with the County’s long-term economic development strategy, Prince George’s County has committed to the production and preservation of approximately 10,000 affordable housing units by 2030. This goal reflects the County’s understanding that preservation is as critical as new construction—particularly in high-opportunity, transit-accessible areas experiencing reinvestment and rising housing costs.

The 2026 NOFA serves as a key implementation tool for advancing these objectives. Through this funding round, DHCD seeks to support high-quality multifamily rental housing developments that leverage external financing, including Low Income Housing Tax Credits, and deliver durable affordability for low- and moderate-income households.

This NOFA also advances the County Executive’s priorities, including:

- Equitable Communities, by expanding access to affordable housing and supportive services;
- Economic Growth and Development, by promoting workforce housing, mixed-income communities, and participation by County-based and locally owned businesses;
- Transportation and Infrastructure, by prioritizing housing investments near Metrorail stations and major transit corridors;
- Environmental Sustainability, through energy-efficient, resilient, and sustainable design; and
- Collaborative Government, by fostering partnerships with developers, community stakeholders, and public agencies.

Through the 2026 NOFA, DHCD invites experienced, mission-aligned development partners to help deliver affordable housing that strengthens neighborhoods, expands opportunity, and supports inclusive growth through 2030 and beyond.

The following requests will be considered during this funding round to support the acquisition/rehabilitation or new construction of affordable multifamily rental housing:

- HOME Investment Partnerships Program (“HOME”) or County Housing Investment Trust Fund (“HITF”) loans in an amount up to \$2,500,000 per project in conjunction with the 2026 applications to the State of Maryland for projects seeking Low Income Housing Tax Credits (“LIHTC”).
- DHCD will prioritize projects seeking 9% LIHTC but will consider making awards to projects seeking 4% LIHTC based on funding priorities and available resources.
- Payment in lieu of Taxes (“PILOTs”) requests will be reviewed on a project-by-project basis based on financial viability. If requesting a PILOT, the attached PILOT Analysis Workbook must be submitted with the application request.
- DHCD will determine the appropriate source of County funding for each project based on a variety of factors, including resource availability and policy priorities.

PRE-PROPOSAL CONFERENCE

DHCD will hold a virtual pre-proposal conference on February 11, 2026, at 11am EST. To take part in the pre-proposal conference, please send an email to kkjones@co.pg.md.us to RSVP to receive a link to the conference.

The purpose of the pre-proposal conference is to present an overview of the NOFA process and requirements for working with funding sources and to answer questions. Please be advised that questions must be limited to the NOFA requirements.

APPLICATION DEADLINE AND REQUIREMENTS

The schedule for the 2026 NOFA is:

NOFA posted to the web:	January 26, 2026
Pre-proposal conference:	February 11, 2026
Application submission deadline:	March 31, 2026
Applicants notified of decisions:	April 30, 2026

Disclaimers

DHCD, in its sole discretion, reserves the right to modify the above dates.

All documents submitted as part of this application are considered public records and will be made available to the public upon request, with the exception of personal financial statements, private corporate financial statements, and other confidential commercial information. DHCD reserves the right to post summary information about all submissions, including those awarded financial or programmatic support.

SUBMISSION REQUIREMENTS

For the 2026 NOFA, the following documentation must be submitted:

1. [Form 202](#) (in Excel format, with all worksheets completed) of the Maryland Department of Housing and Community Development’s “Application Submission Package”, which can be found in the [Multifamily Housing Development Document Library](#).
2. The following Exhibits to the Maryland Department of Housing and Community Development’s “Application Submission Package” which can be found in the [Multifamily Housing Development Document Library](#).
 - i. Applicant Self Scoring table
 - ii. Exhibit A: Project Information
 - Part 3: Other Project Financing
 - iii. Exhibit B: Site Information,
 - Part 1: Site Map and Photographs
 - Part 5: Site Control
 - iv. Exhibit C: Development Team Information (all sections)
 - v. Exhibit D: Financial Statements of Developers, Owners, and Guarantors (all sections)
 - vi. Exhibit E: Construction Information
 - E.1 Form 212
 - E.1 Building Evaluation Report only.
 - Attach available renderings and elevations
3. PGC DHCD Supplemental Application (Attached)
4. PGC DHCD PILOT Analysis Workbook (Attached)
5. The application requires a certification that all proposed projects will meet all applicable Federal, State of Maryland, and Prince George’s County program regulations and requirements, including but not limited to:
 - i. [Federal Section 3 rules](#) (Regulations available at 24 CFR 135). Requirements include:

LEGALS

- a. Prioritizing efforts to engage Section 3 workers by:
 - Offering employment and training opportunities to Section 3 workers; and
 - Making contract awards to contractors and subcontractors that provide economic opportunities for Section 3 workers.
- b. Meeting or exceeding the applicable Section 3 Benchmarks established by HUD and Prince George’s County. Minimum performance requirements for all projects include:
 - Twenty-five percent (25%) of the total number of labor hours worked by all workers on a Section 3 project are Section 3 workers; and
 - Five percent (5%) of the total number of labor hours worked by all workers on a Section 3 project are Targeted Section 3 workers. This means that the five percent (5%) is included as part of the twenty-five percent (25%) threshold.

ii. [Prince George’s County’s Local Hiring Requirements](#)

- a. The project must comply with the requirements and participation goals of the County’s Diversity and Equity Policy for Publicly Subsidized Development Projects (the “Policy”). The Policy and associated requirements and goals are detailed in Section 10-335 of the Prince George’s County Code (the “Code”) and are as follows:

- At least thirty percent (30%) of the Development Costs for Construction (including the design, demolition/site work, and building stages) of the County-Subsidized Project shall be paid to County-Based Small Businesses (“CBSB”) and/or Locally Owned and Operated Businesses (“LOB”), including at least twenty percent (20%) of design costs if applicable. In this Section, “design” includes architectural, engineering, and design work, excluding in-house design costs.
- Use Best Efforts to achieve at least twenty-five percent (25%) of the Development Costs for Construction (including the design, demolition/site work and building stages) of the County-Subsidized Project shall be paid to County-Based Minority Business Enterprises. As a minimum, the Developer shall demonstrate its Best Efforts, as defined above, to meet this Goal.
- The General Contractor Team for the Project shall include one or more businesses that are County-Based Minority Business Enterprises (“CMBE”) and/or Locally-Owned and Operated Businesses (“LOB”).
- As applicable, the Construction services (including the design, demolition/site work, and building stages) for at least twenty-five percent (25%) of the total work hours on the Project shall be worked by County Residents, including at least twenty percent (20%) of the total work hours of workers in the specialty trades (defined as “specialty trade contractors” in the North American Industry Classification System (“NAICS”) being worked by County Residents.

The Code requires the approval of a Supplier Diversity and Equity Plan by the County. Additional information regarding the Policy is available on the [NOFA website](#).

For additional information regarding the hiring requirements of Section 3, local hiring, and business engagement requirements of Prince George’s County, and hiring resources, the following links are available:

- [Section 3 Resource Hub](#)
- [Prince George’s County Section 3 Action Plan FY 2026-2030](#)
- [Supplier Development & Diversity Directory](#)

Applicants must submit one (1) COMPLETE electronic submittal. [Please send an email to \[Karan Stewart\]\(mailto:Karan.Stewart@co.pg.md.us\) at \[kastewart@co.pg.md.us\]\(mailto:kastewart@co.pg.md.us\) to request access to submit the application.](#) Access will then be provided to a OneDrive folder where the electronic submittal must be uploaded. Form 202 and the PGC DHCD PILOT Analysis Workbook must be submitted in Excel format. Exhibits A–E and the PGC DHCD Supplemental Application must be submitted as separate, individually labeled PDF documents. The Applicant Self Scoring Table and Exhibits from the Application Submission Package of the Maryland Department of Housing and Community Development must be submitted as separately labeled individual PDF documents. The Excel version of the PILOT Analysis Workbook will be uploaded to your OneDrive folder along with a WORD version of the County’s Supplemental Application.

Questions regarding the NOFA can be submitted by email to pawilson@co.pg.md.us through March 24, 2026.

UNDERWRITING GUIDELINES

1. Applicants may request up to \$ 2,500,000 per project in HOME Investment Partnerships Program or Housing Investment Trust funds. Funds may only be awarded to projects that demonstrate a gap in financing and a need for additional sources. DHCD will make the final determination as to the source(s) for any project selected for an award.
2. Applicants may request a PILOT. The PILOT payment can provide a maximum of \$600 of tax relief per affordable unit.
3. Applicants may request a combination of some, or all of the resources itemized above in sections 1 and 2.
4. Any project awarded HOME funds will be required to meet all federal rules and regulations, which include Neighborhood and Site Selection standards. These are found at 24 CFR Part 92 Section 202 (A)(B). These standards are required under federal regulations and limit the areas in which HOME funds can be placed.
 - DHCD shall make the final determination that the site meets HOME requirements.

CONDITIONAL AWARDS

DHCD will review applications and match them up to the County’s priorities and determine which projects will receive conditional Letters of Intent (“LOIs”). DHCD will prioritize projects seeking 9% Low Income Housing Tax Credits (“LIHTC”) but will also consider making awards to projects seeking 4% LIHTCs based on funding priorities and available resources.

FUNDING PRIORITIES

The award of HOME or HITF Program funding and PILOTs will be guided by the following set of priorities:

1. New construction of workforce/affordable housing with mixed-use component(s) (i.e. ground-floor retail) within one-mile of any WMATA Metrorail Station in Prince George’s County.
2. Preservation of workforce/affordable housing within one-mile of any WMATA Metrorail Station in Prince George’s County.
3. Projects delivering units affordable to households earning 50% AMI and below. Projects that provide permanent support housing.
4. Conformance with housing priorities and guidance in the [Prince George’s County’s 2035: Adopted General Plan](#).
5. Mixed-income affordable/workforce housing; and
6. Affordable/workforce housing that includes sustainable design, energy efficiency, and green design standards.

DHCD reserves the right to suspend, amend, or modify the provisions of this NOFA. DHCD additionally reserves the right to waive any or all the requirements or limitations herein, to reject all proposals, to negotiate modifications of proposals, or to award less than the full amount of the funding available, all in its sole discretion.

All conditional awards of funding and project support will be made at the sole discretion of DHCD.

Prince Georges County agrees that its compliance in all respects with all applicable Federal anti-discrimination laws is material to the U.S. Governments payment decisions for purposes of Section 3729(b)(4) of Title 31, United States Code. In addition, Prince Georges County will not operate any programs that violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964.

By Authority of:
Jonathan Butler, Director
Prince George’s County
Department of Housing and Community Development
9200 Basil Court, Suite 306
Largo, Maryland 20774
Date: January 29, 2026

151882 (1-29)

Call 301-627-0900 for a quote.

LEGALS

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

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

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

You must reclaim these vehicles by: 2/11/2026.

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

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

2014 LEXUS	IS	VA	TML4849	JTHCE1D26E5005258
2012 CHRYSLER	TOWN & COUNTRY	VA	TDV4034	2C4RC1BG8CR344989

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

2008 FORD	CROWN VICTORIA	VA	TJA1518	2FAHP71V88X116888
2016 CHEVROLET	CRUZ	MD	6DR8726	1G1BE5SM9G7280289
2010 NISSAN	ALTIMA	MD	TRS9707	1N4AL2AP6AN53376
2007 NISSAN	MURANO	VA	TJL7287	JN8AZ08W07W642006
2008 CHEVROLET	MALIBU	VA	TGR6882	1G1ZJ57B8X8F156394
2009 AUDI	Q7	VA	TKD3263	WA1AY74LX9D009945
2012 MAZDA	5	VA	SZP1865	JM1CW2CL6C0141351

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

2004 FORD	E-150	MD	79146CG	1FTRE14W44HA60481
-----------	-------	----	---------	-------------------

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

2013 MERCEDES BENZ GL	VA	3338BBM	4JGDF7CE5DA189417
-----------------------	----	---------	-------------------

151884 (1-29)

LEGALS

IN THE CIRCUIT COURT FOR CECIL COUNTY	IN THE CIRCUIT COURT FOR CECIL COUNTY
Case No.: C-07-FM-25-000469	Case No.: C-07-FM-25-000470
To: Christopher Jay Williams DOB Unknown	To: Christopher Jay Williams DOB Unknown
Last Known Address: 1712 Dennis Court District Heights, MD, 20747	Last Known Address: 1712 Dennis Court District Heights, MD, 20747
You are hereby notified that a Petition for Adoption has been filed in the Circuit Court for Cecil County, Case No. C-07-FM-25-000469. All persons who believe themselves to be the parents of a female child, born on September 23, 2011 to Melissa Renee Washington and Christopher Jay Williams shall file a written response. A copy of the show cause order may be obtained from the Adoption Clerk’s office at:	You are hereby notified that a Petition for Adoption has been filed in the Circuit Court for Cecil County, Case No. C-07-FM-25-000470. All persons who believe themselves to be the parents of a male child, born on April 6, 2020 to Melissa Renee Washington and Christopher Jay Williams shall file a written response. A copy of the show cause order may be obtained from the Adoption Clerk’s office at:
Circuit Court for Cecil County 129 East Main Street Elkton, MD 21921 (410) 996-5377	Circuit Court for Cecil County 129 East Main Street Elkton, MD 21921 (410) 996-5377
If you do not file a written objection with the clerks office listed above by 03/09/2026 you will have agreed to the permanent loss of our paternal rights to this child.	If you do not file a written objection with the clerks office listed above by 03/09/2026 you will have agreed to the permanent loss of our paternal rights to this child.
Charlene M. Notarcola, Clerk 151876 (1-29)	Charlene M. Notarcola, Clerk 151877 (1-29)

THE PRINCE GEORGE’S POST Call 301-627-0900 Fax 301-627-6260 SUBSCRIBE TODAY!	NOTICE DISTRICT COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND
	Case No. 050200147452022
	Montpelier Oaks Home Owners Association, Inc. c/o: CM Law, 7875 Belle Point Drive Greenbelt, MD 20770 Plaintiff v. Kenneth B. King Jr 8336 Snowden Oaks Place Laurel, MD 20708 Defendant

NOTICE IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND CIVIL NO. CAEF20-16659	NOTICE OF PROPOSED RATIFICATION OF SALE OF REAL PROPERTY (Rules 3-644(d) and 14-305)
ORDERED, this 23rd day of January, 2026 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 3203 Stonesboro Road, Fort Washington, Maryland 20744 mentioned in these proceedings, made and reported by Laura H.G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 23rd day of February, 2026 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 23rd day of February, 2026, next. The report states the amount of sale to be \$277,950.00. MAHASIN EL AMIN Clerk of the Circuit Court Prince George’s County, MD True Copy—Test: Mahasin El Amin, Clerk	The property specifically described in the inventory has been sold at judicial sale. Inventory of property sold. Notice is herewith given that the sale of the property at 8336 Snowden Oaks Place, Laurel, MD 20708, that is described in a Deed recorded in Liber 9295, folio 664, among the Land Records of Prince George’s County. The sale will be ratified unless cause to the contrary is shown on or before 2/13/2026 (30 days after the date of this notice). A copy of this Notice will be published at least once a week in each of the three successive weeks before 2/13/2026, in one or more newspapers of general circulation in Prince George’s County. The report states the amount of the sale to be \$186,000. The court signed this notice on 1/14/2026.
151879 (1-29,2-5,2-12)	151818 (1-29,2-5,2-12)

Serving
Prince George’s
County Since 1932

LEGALS

Condado de Prince George

Departamento de Vivienda y Desarrollo Comunitario

Aviso de Disponibilidad de Fondos (NOFA, en inglés)

Viviendas de alquiler multifamiliares

26 de enero de 2026

•Programa de Asociaciones de Inversión HOME

•Fondo fiduciario de inversión en vivienda

•Pago en lugar de impuestos

Aviso público para propietarios y desarrolladores

INTRODUCCIÓN

El Departamento de Vivienda y Desarrollo Comunitario (DHCD, en inglés) del condado de Prince George se complace en anunciar la ronda de financiación NOFA 2026 ("NOFA 2026") para proyectos de vivienda y desarrollo comunitario.

El condado de Prince George es una jurisdicción diversa y rica en transporte público que experimenta una importante inversión pública y privada. A medida que se acelera el crecimiento, particularmente a lo largo de las principales rutas de transporte público, el condado sigue comprometido a garantizar que se produzcan y preserven viviendas asequibles de una manera que promueva la estabilidad de la comunidad, la movilidad económica y el desarrollo equitativo.

El DHCD promueve esta misión a través de inversiones estratégicas, asociaciones público-privadas y alineación con los recursos de vivienda estatales y federales. El enfoque del DHCD enfatiza tanto la producción de nuevas viviendas multifamiliares asequibles como la preservación de las viviendas asequibles existentes y de las viviendas asequibles de origen natural (NOAH, en inglés), reconociendo que la asequibilidad a largo plazo es esencial para prevenir el desplazamiento y sostener comunidades inclusivas.

En consonancia con la estrategia de desarrollo económico a largo plazo del condado, el condado de Prince George se ha comprometido a producir y preservar aproximadamente 10,000 viviendas asequibles para 2030. Esta meta refleja la comprensión del condado de que la preservación es tan importante como la construcción nueva, particularmente en áreas con altas oportunidades y fácil acceso al transporte público que experimentan reinversión y costos de vivienda en aumento.

La NOFA 2026 sirve como una herramienta de implementación clave para avanzar en estos objetivos. A través de esta ronda de financiación, el DHCD busca apoyar el desarrollo de viviendas de alquiler multifamiliares de alta calidad que aprovechen el financiamiento externo, incluidos los créditos fiscales para viviendas de bajos ingresos, y brinden asequibilidad duradera para hogares de ingresos bajos y moderados.

Esta NOFA también promueve las prioridades del ejecutivo del condado, que incluyen:

- Comunidades equitativas, ampliando el acceso a viviendas asequibles y servicios de apoyo.
- Crecimiento y desarrollo económico, mediante la promoción de viviendas para trabajadores, comunidades de ingresos mixtos y la participación de empresas del condado y de propiedad local.
- Transporte e infraestructura, priorizando las inversiones en vivienda cerca de las estaciones de Metrorail y las principales rutas de transporte público.
- Sostenibilidad medioambiental, a través de un diseño energéticamente eficiente, resiliente y sostenible.
- Gobierno colaborativo, fomentando asociaciones con desarrolladores, partes interesadas de la comunidad y agencias públicas.

A través de la NOFA 2026, el DHCD invita a socios de desarrollo experimentados y alineados con la misión de ayudar a brindar viviendas asequibles que fortalezcan los barrios, amplíen las oportunidades y respalden el crecimiento inclusivo hasta 2030 y más allá.

Las siguientes solicitudes se considerarán durante esta ronda de financiación para apoyar la adquisición / rehabilitación o nueva construcción de viviendas de alquiler multifamiliares asequibles:

- Préstamos del Programa de Asociaciones de Inversión HOME ("HOME") o del Fondo Fiduciario de Inversión en Viviendas del Condado ("HITF", en inglés) por un monto de hasta \$2,500,000 por proyecto junto con las solicitudes de 2026 al estado de Maryland para proyectos que solicitan Créditos Fiscales para Viviendas de Bajos Ingresos ("LIHTC", en inglés).
- El DHCD priorizará los proyectos que soliciten un 9 % de LIHTC, pero considerará realizar adjudicaciones a proyectos que soliciten un 4 % de LIHTC según las prioridades de financiamiento y los recursos disponibles.
- Las solicitudes de pago en lugar de impuestos ("PILOT", en inglés) se revisarán proyecto por proyecto en función de su viabilidad económica. Si se solicita un PILOT, se debe enviar el cuaderno de trabajo de análisis de PILOT adjunto a la solicitud.
- El DHCD determinará la fuente adecuada de financiación del condado para cada proyecto basándose en una variedad de factores, incluida la disponibilidad de recursos y las prioridades políticas.

CONFERENCIA PREVIA A LA PROPUESTA

El DHCD llevará a cabo una conferencia virtual previa a la propuesta el 11 de febrero de 2026, a las 11:00 a. m., hora del este. Para participar en la conferencia previa a la propuesta, envíe un correo electrónico a kkjones@co.pg.md.us para confirmar su asistencia y recibir un enlace a la conferencia.

El propósito de la conferencia previa a la propuesta es presentar una descripción general del proceso del NOFA y los requisitos para trabajar con fuentes de financiamiento y responder preguntas. Tenga en cuenta que las preguntas deben limitarse a los requisitos del NOFA.

FECHA LÍMITE DE SOLICITUD Y REQUISITOS

El calendario para la NOFA 2026 es:

NOFA publicado en la web:	26 de enero de 2026
Conferencia previa a la propuesta:	11 de febrero de 2026
Fecha límite de presentación de solicitudes:	31 de marzo de 2026
Solicitantes notificados de las decisiones:	30 de abril de 2026

Descargo de responsabilidad
El DHCD se reserva el derecho de modificar las fechas anteriores a su entera discreción.

Todos los documentos presentados como parte de esta solicitud se considerarán registros públicos y estarán disponibles para el público a pedido, con excepción de los estados financieros personales, los estados financieros corporativos privados y otra información comercial confidencial. El DHCD se reserva el derecho de publicar información resumida sobre todas las presentaciones, incluidas aquellas que recibieron apoyo económico o programático.

REQUISITOS DE PRESENTACIÓN

Para la NOFA 2026 se deberá presentar la siguiente documentación:

- Formulario 202** (en formato Excel, con todas las hojas de trabajo completadas) del **"Paquete de presentación de solicitudes"** del Departamento de Vivienda y Desarrollo Comunitario de Maryland, que se puede encontrar en la **Biblioteca de documentos de desarrollo de viviendas multifamiliares**.
- Los siguientes anexos forman parte del **"Paquete de presentación de solicitudes"** del Departamento de Vivienda y Desarrollo Comunitario de Maryland, que se puede encontrar en la **Biblioteca de documentos de desarrollo de viviendas multifamiliares**.
 - Tabla de autoevaluación del solicitante
 - Anexo A: Información del proyecto
 - Parte 3: Financiación de otros proyectos
 - Anexo B: Información del sitio
 - Parte 1: Mapa del sitio y fotografías
 - Parte 5: Control del sitio
 - Anexo C: Información del equipo de desarrollo (todas las secciones)
 - Anexo D: Estados financieros de desarrolladores, propietarios y garantes (todas las secciones)
 - Anexo E: Información de construcción
 - E.1 Formulario 212
 - E.1 Solo el informe de evaluación del establecimiento

LEGALS

- Adjunte representaciones y elevaciones disponibles

- Solicitud complementaria del DHCD del condado de Prince George (PGC, en inglés) (adjunta)
- Cuaderno de trabajo de análisis de PILOT del DHCD del PGC (adjunto)
- La solicitud requiere una certificación de que todos los proyectos propuestos cumplirán con todas las regulaciones y requisitos aplicables del programa federal, del estado de Maryland y del condado de Prince George, incluidos, entre otros::

- Normas federales de la Sección 3** (normativa disponible en el título 24 del Código de Regulaciones Federales [CFR, en inglés], 135). Los requisitos incluyen lo siguiente:
 - Priorizar los esfuerzos para involucrar a los trabajadores de la Sección 3 mediante:
 - La oferta de oportunidades de empleo y capacitación a los trabajadores de la Sección 3.
 - Las adjudicaciones de contratos a contratistas y subcontratistas que brinden oportunidades económicas a los trabajadores de la Sección 3.
 - Cumplir o superar los puntos de referencia aplicables de la Sección 3 establecidos por el Departamento de Vivienda y Desarrollo Urbano y el condado de Prince George. Los requisitos mínimos de rendimiento para todos los proyectos incluyen lo siguiente:
 - El veinticinco por ciento (25 %) de la cantidad total de horas laborales trabajadas por todos los trabajadores en un proyecto de la Sección 3 son trabajadores de la Sección 3.
 - El cinco por ciento (5 %) de la cantidad total de horas laborales trabajadas por todos los trabajadores en un proyecto de la Sección 3 corresponde a trabajadores de la Sección 3 designados. Esto significa que el cinco por ciento (5 %) está incluido como parte del umbral del veinticinco por ciento (25 %).

- Requisitos de contratación local del condado de Prince George**
 - El proyecto debe cumplir con los requisitos y metas de participación de la Política de Diversidad y Equidad del Condado para Proyectos de Desarrollo Subsidiaados Públicamente (la "Política"). La Política y los requisitos y objetivos asociados se detallan en la Sección 10-335 del Código del condado de Prince George (el "Código") y son los siguientes:

- Al menos el treinta por ciento (30 %) de los costos de desarrollo para la construcción (incluidas las etapas de diseño, demolición / trabajo en el sitio y construcción) del proyecto subsidiado por el condado se pagará a las pequeñas empresas con sede en el condado ("CBSB", en inglés) o empresas de propiedad y operación local ("LOB", en inglés), incluido al menos el veinte por ciento (20 %) de los costos de diseño, si corresponde. En esta Sección, "diseño" incluye trabajos de arquitectura, ingeniería y diseño, excluyendo los costos de diseño interno.
- Utilizar los mejores esfuerzos para lograr que al menos el veinticinco por ciento (25 %) de los costos de desarrollo para la construcción (incluidas las etapas de diseño, demolición / trabajo en el sitio y construcción) del proyecto subsidiado por el condado se paguen a las empresas comerciales de minorías con sede en el condado. Como mínimo, el desarrollador deberá demostrar sus mejores esfuerzos, como se define anteriormente, para cumplir esta meta.
- El equipo de contratistas generales para el proyecto incluirá una o más empresas que sean empresas comerciales de minorías con sede en el condado ("CMBE", en inglés) o empresas de propiedad y operación local ("LOB", en inglés).

- Según corresponda, los servicios de construcción (incluidas las etapas de diseño, demolición / trabajo en el sitio y construcción) durante al menos el veinticinco por ciento (25 %) del total de horas de trabajo del proyecto deberán ser realizados por residentes del condado, incluido al menos el veinte por ciento (20 %) del total de horas de trabajo de trabajadores en oficios especializados (definidos como "contratistas de oficios especializados" en el Sistema de Clasificación Industrial de América del Norte ["NAICS", en inglés]) realizados por residentes del condado.

El Código requiere la aprobación de un Plan de Diversidad y Equidad de Proveedores por parte del condado. Información adicional sobre la Política está disponible en el [sitio web del NOFA](#).

Para obtener información adicional sobre los requisitos de contratación de la Sección 3, la contratación local y los requisitos de participación empresarial del condado de Prince George, y los recursos de contratación, visite los siguientes enlaces:

- [Centro de recursos de la Sección 3](#)
- [Plan de Acción de la Sección 3 del condado de Prince George para el año fiscal 2026-2030](#)
- [Directorio de desarrollo y diversidad de proveedores](#)

Los solicitantes deben enviar una (1) solicitud electrónica COMPLETA. **Envíe un correo electrónico a [Karan Stewart at kastewart@co.pg.md.us](mailto:Karan.Stewart@co.pg.md.us) para solicitar acceso para presentar la solicitud.** Luego se proporcionará acceso a una carpeta de OneDrive donde se deberá cargar la solicitud electrónica. El Formulario 202 y el cuaderno de trabajo de análisis de PILOT del DHCD del PGC deben enviarse en formato Excel. Los Anexos A a E y la solicitud complementaria del DHCD del PGC deben presentarse como documentos PDF separados y etiquetados individualmente. La tabla de autoevaluación del solicitante y los anexos del paquete de presentación de solicitudes del Departamento de Vivienda y Desarrollo Comunitario de Maryland deben presentarse como documentos PDF individuales etiquetados por separado. La versión Excel del cuaderno de trabajo de análisis de PILOT se cargará en su carpeta OneDrive junto con una versión en WORD de la Solicitud complementaria del condado.

Las preguntas sobre el NOFA se pueden enviar por correo electrónico a pawilson@co.pg.md.us hasta el 24 de marzo de 2026.

DIRECTRICES DE EVALUACIÓN FINANCIERA

- Los solicitantes pueden solicitar hasta \$2,500,000 por proyecto en fondos del Programa de Asociaciones de Inversión HOME o del Fideicomiso de Inversión en Vivienda. Los fondos solo se podrán conceder a proyectos que demuestren una brecha en el financiamiento y una necesidad de fuentes adicionales. El DHCD tomará la determinación final en cuanto a las fuentes para cualquier proyecto seleccionado para recibir una adjudicación.
- Los solicitantes pueden solicitar un PILOT. El pago de PILOT puede proporcionar un máximo de \$600 de alivio fiscal por unidad asequible.
- Los solicitantes pueden solicitar una combinación de algunos o todos los recursos detallados anteriormente en las secciones 1 y 2.
- Cualquier proyecto que reciba fondos HOME deberá cumplir con todas las normas y reglamentaciones federales, que incluyen los estándares de selección de barrio y sitio. Estos se encuentran en el título 24 del CFR, parte 92, sección 202 (A)(B). Estas normas son requeridas por las regulaciones federales y limitan las áreas en las que se pueden asignar los fondos HOME.
 - El DHCD tomará la determinación final de que el sitio cumple con los requisitos de HOME.

ADJUDICACIONES CONDICIONALES

El DHCD revisará las solicitudes y las comparará con las prioridades del condado y determinará qué proyectos recibirán cartas de intención condicionales ("LOT", en inglés). El DHCD priorizará los proyectos que soliciten créditos fiscales para viviendas de bajos ingresos ("LIHTC", en inglés) del 9 %, pero también considerará realizar adjudicaciones a proyectos que soliciten LIHTC del 4 % en función de las prioridades de financiamiento y los recursos disponibles.

PRIORIDADES DE FINANCIACIÓN

La adjudicación de fondos del programa HOME o HITF y de los PILOT se registrá por el siguiente conjunto de prioridades:

- Nueva construcción de viviendas asequibles y para trabajadores con componentes de uso mixto (es decir, locales comerciales en la planta baja) dentro de una milla de cualquier estación de Metrorail de la

LEGALS

Autoridad de Tránsito del Área Metropolitana de Washington (WMATA, en inglés) en el condado de Prince George.

2. Preservación de la fuerza laboral /viviendas asequibles dentro de una milla de cualquier estación del Metrorail de la WMATA en el condado de Prince George.

3. Proyectos que ofrecen unidades asequibles para hogares que ganan el 50 % del ingreso medio del área (AMI, en inglés) o menos. Proyectos que brindan vivienda de apoyo permanente.

4. Cumplimiento de las prioridades y directrices de vivienda del [condado de Prince George para 2035: Plan General Adoptado](#).

5. Viviendas asequibles / para trabajadores de ingresos mixtos.

6. Viviendas asequibles /para trabajadores que incluyen diseño sustentable, eficiencia energética y estándares de diseño ecológico.

El DHCD se reserva el derecho de suspender, enmendar o modificar las disposiciones de este NOFA. El DHCD también se reserva el derecho de renunciar a cualquiera o todos los requisitos o limitaciones aquí establecidos, rechazar todas las propuestas, negociar modificaciones de las propuestas u otorgar menos del monto total de los fondos disponibles, todo a su exclusivo criterio.

Todas las adjudicaciones condicionales de financiación y apoyo a proyectos se realizarán a discreción exclusiva del DHCD.

El condado de Prince George acepta que el cumplimiento en todos los aspectos de todas las leyes federales contra la discriminación aplicables es fundamental para las decisiones de pago del gobierno de los Estados Unidos a los efectos de la sección 3729 (b) (4) del título 31 del Código de los Estados Unidos. Además, el condado de Prince George no llevará a cabo ningún programa que infrinja las leyes federales contra la discriminación aplicables, incluido el Título VI de la Ley de Derechos Civiles de 1964.

Autorizado por:
Jonathan Butler, Director
Condado de Prince George
Departamento de Vivienda y Desarrollo Comunitario
9200 Basil Court, Suite 306
Largo, Maryland 20774
Fecha: 29 de enero de 2026

151883 (1-29)

LEGALS

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

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

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

You must reclaim these vehicles by: **2/6/2026.**

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

ANA TOWING 7820 MARLBORO PIKE FORESTVILLE, MD 20747 301-736-7703					
2014	FORD	E250	FL	37DYXD	1FTNE2EW9EDA84190
2008	MERCEDES BENZ	S550	MD	7FM7406	WDDNG86X58A210142
2001	HONDA	ODYSSEY	MD	T2234876	2HKRL18691H580964
2021	NISSAN	SENTRA	TN	BNV3241	3N1AB8BV9MY230432
2004	GMC	YUKON	SC	PX20103D	1GKEK13Z84J330716
CENTRAL HEAVY DUTY TOWING 11 SE CRAIN HIGHWAY BOWIE, MARYLAND 20716 301-390-9500					
2002	CHEVROLET	ASTRO VAN	MD	6FA4208	1GCDL19X92B130154
2020	CHEVROLET	TRAVERSE	MD		1GNERHKW8LJ215711
2013	FORD	EXPLORER	VA	TGC2479	1FMSK8B86CGA04807
2018	HONDA	HRV	VA	THW4096	3CZRU6f173JM701883
2019	NISSAN	ROGUE	MD	4GA2423	1N1B1J1CR8K630244
J & J TOWING 8545 DELANO ROAD CLINTON, MD 20735 301-568-3284					
2011	HYUNDAI	SONATA	GA	S2254415	5NPEB4AC5BH208302
J&L TOWING AND RECOVERY 8225 GREY EAGLE DRIVE UPPER MARLBORO, MD 20772 301-574-0065					
2012	DODGE	DURANGO	MD	7GJ7156	1C4RDJAG4CC169843
2011	JEEP	CHEROKEE			1C4RJEAG2KC572069
2025	NISSAN	SENTRA		GF2356	3N1AB8DV6SY410784
2011	DAIHATSU	CHARGER	MD	6FC3963	2B3CL5CT1BH616958
2017	FORD	FOCUS			1FADP3E20HL294489
2012	MAZDA	CX-9	VA	18182A	1M3TB3CV5C0342359
2016	FORD	TRANSIT	MD	1FA8904	NM0LS7E74G1290251
JD TOWING 2817 RITCHIE RD FORESTVILLE, MD 20747 301-967-0739					
2002	BUICK	LESABRE			1G4HP54K52U133075
2012	VOLSWAGEN	JETTA	VA	TPX3927	3VWPP7AJ8CM602816
ABANDONED TRAILER AND BOAT SEA RAY WHITE BOWRIDER BOAT WITH LIGHT BLUE STRIP ON TOP AND DARK BLUE IN THE MIDDLE. ID# MD 2666 BO. LOCATION: INTERSECTION OF 2ND ST & CIPRIANO RD, LANHAM MD 20706					

MCDONALD TOWING 2917 52ND AVENUE HYATTSVILLE MD 20781 301-864-4133					
2012	FORD	E-250			1FTNE2EW0CDA94149
2007	BMW	530I			WBANE73557CM46044
METROPOLITAN TOWING INC 8005 OLD BRANCH AVE CLINTON, MD 20735 (301) 568-4400					
2008	FORD	RANGER	VA	UBZ6777	1FTYR10D98PA76238
151885 (1-29)					

ADVERTISE HERE

Call 301-627-0900 Today!

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JAMES CANNON BEY

Notice is given that Jamar W Creech, whose address is 4800 Hampden Ln Ste 200, Bethesda, MD 20814-2934, was on December 29, 2025 appointed Personal Representative of the estate of JAMES CANNON BEY, who died on February 10, 2023 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objections with the Register of Wills on or before the 29th day of June, 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.

JAMAR W CREECH
Personal Representative

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

Estate No. 134452
151804 (1-22,1-29,2-5)

Carl N. Ziegler
600 Wyndhurst Avenue Suite 246
Baltimore, MD 21210
410-323-6860

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
FRANK L. MADSEN, JR.

Notice is given that Sharon Breedon, whose address is 14285 Round Hill Road, King George, VA 22485, was on December 29, 2025 appointed Personal Representative of the estate of FRANK L. MADSEN, JR., who died on January 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.

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

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

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice. A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

SHARON BREEDEN
Personal Representative

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

Estate No. 136417
151805 (1-22,1-29,2-5)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LEO WILLIAM PICKETT III
AKA: LEO W PICKETT

Notice is given that Bobby L Pickett, whose address is 17491 Glenville Dr, Dumfries, VA 22026-3366, and Dorena Yvette Pickett, whose address is 17491 Glenville Dr, Dumfries, VA 22026-3366, were on December 23, 2025 appointed Co-Personal Representatives of the estate of LEO WILLIAM PICKETT III who died on April 9, 2025 with a will.

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

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.

BOBBY L PICKETT
DORENA YVETTE PICKETT
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. 137102
151807 (1-22,1-29,2-5)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
OTAMERE ORONSAYE

Notice is given that Kenisha Scott, whose address is 3001 Bellevue Avenue, Cheverly, Maryland 20785, and Renee Jamison, whose address is 7712 Beechnut Road, Capitol Heights, Maryland 20743, were on December 23, 2025 appointed Co-Personal Representatives of the estate of OTAMERE ORONSAYE who died on September 16, 2023 without a will.

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

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.

KENISHA SCOTT
RENEE JAMISON
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. 131433
151808 (1-22,1-29,2-5)

LEGALS

Corinne G. Rosen Esq
P.O. Box 493
Rockville, MD 20848
(301) 460-4599

NOTICE TO CREDITORS OF
APPOINTMENT OF
FOREIGN PERSONAL
REPRESENTATIVE

NOTICE IS GIVEN that the Superior Court of Washington county, District of Columbia appointed Princess Farris, whose address is 16788 North Fork Ridge Dr, Florissant, MO 63034, as the Personal Representative of the Estate of Ethel Gore who died on February 21, 2022 domiciled in Washington, DC.

The Maryland resident agent for service of process is Corinne G. Rosen, whose address is 14642 Bauer Drive, Rockville, Maryland 20853.

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.

PRINCESS FARRIS
Foreign Personal Representative

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

Estate No. 139425
151809 (1-22,1-29,2-5)

Randi Bocanegra, Esquire
BZ Elder Law
P.O. Box 399
Severn, Maryland 21144
410-775-8213

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MICHAEL E. HOLLAND

Notice is given that Randi Bocanegra, Esquire, whose address is P.O. Box 399, Severn, Maryland 21144, was on December 29, 2025 appointed Personal Representative of the estate of MICHAEL E. HOLLAND, who died on July 31, 2025 without a will.

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

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.

RANDI BOCANEGRA, 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. 138508
151806 (1-22,1-29,2-5)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LILLIE MAE JEFFERIS

Notice is given that Charles Jeffers Jr., whose address is 708 Audrey Ln, Oxon Hill, MD 20745-2648, was on December 30, 2025 appointed Personal Representative of the estate of LILLIE MAE JEFFERIS, who died on November 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 interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 30th day of June, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 30th day of June, 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 JEFFERIS 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. 139802
151723 (1-15,1-22,1-29)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LISA MARY MARTIN

Notice is given that Mario Zometa Martinez, whose address is 4711 Ravenswood Rd, Riverdale, MD 20737, was on January 13, 2026 appointed Personal Representative of the estate of LISA MARY MARTIN, who died on October 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 interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 13th day of July, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 13th day of July, 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.

MARIO ZOMETA 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. 139200
151787 (1-22,1-29,2-5)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LARRY J FALGOUST

Notice is given that JOHN MACBRYDE, whose address is 38950 Hollybank Dr, Mechanicsville, MD 20659-4363, was on January 13, 2026 appointed Personal Representative of the estate of LARRY J FALGOUST, who died on April 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 interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 13th day of July, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 13th day of July, 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 MACBRYDE
Personal Representative

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

Estate No. 139902
151788 (1-22,1-29,2-5)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOAN B CORNETT

Notice is given that Douglas Cornett, whose address is 6716 Knollbrook Dr, Hyattsville, MD 20783-3036, was on January 12, 2026 appointed Personal Representative of the estate of JOAN B CORNETT, who died on November 11, 2025 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 12th day of July, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 12th day of July, 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.

DOUGLAS CORNETT
Personal Representative

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

Estate No. 139830
151789 (1-22,1-29,2-5)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JONAH F ORR JR

Notice is given that James E Orr, whose address is 1732 27th St SE, Washington, DC 20020, was on November 13, 2025 appointed personal representative of the small estate of Jonah F Orr Jr, who died on September 26, 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 interested persons or unpaid claimants 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.

JAMES E ORR
Personal Representative

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

Estate No. 139313
151838 (1-29)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CALVIN DOUGLAS BROWN

Notice is given that Joshua Ezekiel Calvin Brown, whose address is 2729 Bismark St, Waldorf, MD 20603-3820, was on February 7, 2025 appointed personal representative of the small estate of Calvin Douglas Brown, who died on May 12, 2022 without a will.

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

All persons having any objection to the appointment 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.

JOSHUA EZEKIEL CALVIN BROWN
Personal Representative

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

Estate No. 135586
151839 (1-29)

The Prince George’s Post
Call (301) 627-0900 Fax (301) 627-6260

Serving Prince George's County Since 1932

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BRENDA M MOORE-PRETLOW

Notice is given that Bryan Dwayne Moore, whose address is 1402 Dixie Bowie Way, Upper Marlboro, MD 20774-5661, was on January 9, 2026 appointed Personal Representative of the estate of BRENDA M MOORE-PRETLOW who died on August 15, 2025 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 9th day of July, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 9th day of July, 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.

BRYAN DWAYNE MOORE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 139097
151776 (1-22,1-29,2-5)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ERNEST LEE TINSLEY, JR.

Notice is given that Tara Tinsley Pelitere, whose address is 18241 Mill Spring Court, Leesburg, VA 20176, was on January 9, 2026 appointed Personal Representative of the estate of ERNEST LEE TINSLEY, JR. who died on October 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 interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 9th day of July, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 9th day of July, 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.

TARA TINSLEY PELITERE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 139853
151777 (1-22,1-29,2-5)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CATHERINE E CHILDERS

Notice is given that Lecia Waller, whose address is 12201 Backus Dr, Bowie, MD 20720-4446, was on January 13, 2026 appointed Personal Representative of the estate of CATHERINE E. CHILDERS who died on April 6, 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 13th day of July, 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.

LECIA WALLER
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 137591
151785 (1-22,1-29,2-5)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JAMES CALVIN BRUMFIELD JR

Notice is given that Angela M Franginques, whose address is 39687 Golden Beach Rd, Mechanicsville, MD 20659-2233, was on January 8, 2026 appointed Personal Representative of the estate of JAMES CALVIN BRUMFIELD JR who died on November 30, 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 interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 8th day of July, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 8th day of July, 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 M FRANGINGUES
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 139867
151778 (1-22,1-29,2-5)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
REGINA LEE MILLER

Notice is given that Mary Allyson Miller, whose address is 102 W Washington St, Annapolis, MD 21401-2433, was on January 8, 2026 appointed Personal Representative of the estate of REGINA LEE MILLER who died on December 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 interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 8th day of July, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 8th day of July, 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.

MARY ALLYSON MILLER
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 139986
151779 (1-22,1-29,2-5)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DAVID L ALLEN

Notice is given that Eva L Allen, whose address is 11012 Birch Way, Clinton, MD 20735-3915, was on January 8, 2026 appointed Personal Representative of the estate of DAVID L ALLEN who died on October 4, 2025 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 8th day of July, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 8th day of July, 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.

EVA L ALLEN
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 139836
151780 (1-22,1-29,2-5)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LEROY CARLTON JONES

Notice is given that Tamiko Feltenberger, whose address is 4018 Bridle Ridge Rd, Upper Marlboro, MD 20772, was on January 7, 2026 appointed Personal Representative of the estate of LEROY CARLTON JONES who died on November 26, 2025 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 7th day of July, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 7th day of July, 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.

TAMIKO FELTENBERGER
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 139972
151782 (1-22,1-29,2-5)

Melinda Bolling, Esq.
2108 31st Street, SE
Washington, DC 20020
202-213-6159

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BETTY JEAN HOLDEN

Notice is given that Bernita Holden, whose address is 4213 Flam Street, Fort Washington, MD 20744, was on January 9, 2026 appointed Personal Representative of the estate of BETTY JEAN HOLDEN who died on November 2, 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 interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 9th day of July, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 9th day of July, 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.

BERNITA HOLDEN
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 139953
151775 (1-22,1-29,2-5)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BARBARA S LEE

Notice is given that Herman E Lee Jr, whose address is 9126 Fox Park Rd, Clinton, MD 20735, was on January 7, 2026 appointed Personal Representative of the estate of BARBARA S LEE who died on November 30, 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 interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 7th day of July, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 7th day of July, 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.

HERMAN E LEE 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. 139858
151781 (1-22,1-29,2-5)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ANDREA LEE CHAPMAN

Notice is given that Melinda D Chapman-Grosvenor, whose address is 6022 Elmendorf Dr, Suitland, MD 20746-3704, was on January 2, 2026 appointed Personal Representative of the estate of ANDREA LEE CHAPMAN who died on November 25, 2025 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 2nd day of July, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 2nd day of July, 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.

MELINDA D CHAPMAN-GROSVENOR
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 139911
151784 (1-22,1-29,2-5)



LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARY A DOUGHERTY

Notice is given that Sheryl Downey, whose address is 8405 Poplar Hill Drive, Clinton, MD 20735, was on December 29, 2025 appointed Personal Representative of the estate of MARY A DOUGHERTY who died on November 4, 2024 with a will.

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

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

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

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice. A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

SHERYL DOWNEY
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 135934
151786 (1-22,1-29,2-5)

THE
PRINCE
GEORGE'S
POST
NEWSPAPER
CALL 301-627-0900
EMAIL:
BBOICE@PGPOST.COM
WEBSITE:
PGPOST.COM

The Prince George's Post!

Call 301-627-0900

Your Newspaper of Legal Record

Serving

Prince George's County Since 1932

The Prince George’s Post

Your Newspaper of Legal Record

Call (301) 627-0900

Email:

bboice@pgpost.com

*Subscribe
Today!*

Proudly Serving Prince George’s County Since 1932

LEGALS

**TRUSTEE'S SALE
OF TIMESHARE INTEREST IN VALUABLE
IMPROVED REAL ESTATE**

Improved by the premises known as
250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated September 11, 2025, recorded 10/16/2025, in Liber 51340 at folio 581 among the Land Records of Prince George's County, Maryland, against: David L. Volz and Nancy Volz and by virtue of the power and authority granted by Order of Court, dated 1/5/2026, entered in Civil Case No. C-16-CV-25-007181 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

WEDNESDAY, FEBRUARY 18, 2026, AT 11:00 AM

the real property described as follows:

One 105,000/ 2,855,944,500 fractional fee simple undivided Standard Vocation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a /an Biennial Ownership Interest and has been allocated 105,000 Points at the time of purchase for use by the Grantees in Even year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of sale.

Daniel C. Zickefoose, Trustee

151760 (1-29,2-5,2-12)

NOTICE TO CONTRACTORS

NOTICE IS HEREBY GIVEN THAT bids will be received by the Prince George's County Department of Public Works and Transportation, Office of Engineering and Project Management through the Speed eProcurement Platform at: <http://discovery.ariba.com/profile/AN01496591158> until **February 19, 2026, at 11:59 p.m.** local prevailing time for the following project:

- Tree Removal at Various Locations**
IFB No. WS1669400161
Contract No. 971-H (F)
2. Contract Documents.
- Contract documents are only available for download at the following websites
- eMaryland Marketplace (eMMA). The project can be found by project name or Project ID No. **BPM052950** at Public Solicitations: eMaryland Marketplace Advantage (eMMA).
 - **SPEED** eProcurement Platform
<http://discovery.ariba.com/profile/AN01496591158>
The project can be found by project name of IFB No. **WS1669400161**.
- Bidders are encouraged to register at the eMMA, and SPEED websites to obtain applicable solicitation documents and notifications.

3. Project Description:
The Project scope includes Removal, Prune, Stump and Grind high risk trees within right of ways at various locations in Prince George's County.
4. Minimum Qualifications:
The Contractor must have a Maryland Licensed Tree Expert (LTE) on staff. Bidder shall have a minimum of five (5) years of experience performing similar work of Tree Removal related contracts with local or state government.

5. The estimated value of the Contract is classified with the letter designation "F" in accordance with the Maryland State Highway Administration Specifications, TC Section 2.01.
(<http://apps.roads.maryland.gov/BusinessWithSHA/contBidProp/ohd/constructContracts/ClassKey.asp>)

The approximate quantities for major items of work involved are as follows:

Quantity	UNIT	DESCRIPTION
5200	SY	Furnish and Place Topsoil Four Inch (4") depth
5200	SY	Permanent Seeding and Mulching
3000	EA	Tree Removal, Up to Six Inches Diameter (<6" DBH)
3000	EA	Tree Removal, Greater Than Six Inches up to Twelve Inches (>6"-12" DBH)
2700	EA	Tree Removal, Greater Than Twelve Inches to Twenty-Four Inches Diameter (>12"-24" DBH)
1250	EA	Tree Removal, Greater Than Twenty-Four Inches to Thirty-Six Inches Diameter (>24"-36" DBH)
1250	EA	Tree Removal, Greater Than Thirty-Six Inches Diameter (>36" DBH)
100	EA	Bee and Wasp Nest Removal
5000	HR	Tree Trimming Crew Hourly

LEGALS

180	DAY	Tree Trimming Crew Daily
300	HR	Emergency Tree Trimming and Removal Services (500 hours)
8000	IN	Stump Grinding
1500	LF	Tree Root Pruning

6. The Bid must be on the forms provided with the solicitation, as specified in Part I, section 1.21: Bid Due Date and Submittal Requirements. The Bid forms shall be filled out completely stating price per each item and shall be signed by the Bidder giving his full name and business address. The Bid Package shall be submitted electronically as specified in Part I, section 1.8: Receipt of Bids.

7. Bid Security. A bid security shall be required for all construction contracts when the contract price exceeds Two- Hundred Fifty Thousand Dollars (\$250,000.00). The bid security shall be in an amount equal to 5% of the bid or price proposal. Please refer to IFB Part I, Instructions to Bidders, Section 1.12 Bid Security for all bonding requirements.

8. Examination of Site and Data. Each Bidder shall examine the specifications carefully, shall visit the site of the contemplated work, and shall familiarize itself thoroughly with all conditions of the contemplated work. Should doubt arise regarding any meaning, intent, or condition of the specifications, or site, the Bidder shall make inquiry before submitting a bid. Submission of a bid will indicate that the Bidder understands thoroughly the specifications and the conditions at the site of the work.

9. Bonding. Performance and Payment bonds are required when the initial Contract Price exceeds One Hundred Thousand Dollars (\$100,000.00). Please refer to IFB Part I, Instructions to Bidders, Section 1.12 Bid Security for all bonding requirements.

10. Unbalanced bid. Bidders are specifically warned against unbalancing their bid as this may render them nonresponsive and /or non-responsible.

11. Nondiscrimination. In connection with the performance of work under this Contract, a Contractor who is the recipient of County funds, or who proposes to perform any work or furnish any goods under this agreement shall not discriminate against any worker, employee or applicant, or any member of the public because of religion, race, sex, age, sexual orientation, national origin, physical or mental disability, or perceived disability. Discriminatory practices based upon the foregoing are declared to be contrary to the public policy of the County. The Contractor agrees to be in full compliance with the Federal mandates of the Americans with Disabilities Act. The Contractor further agrees that this article will be incorporated by the Contractor in all contracts entered into with suppliers of materials or services; and Contractors and sub-contractors and all labor organizations, furnishing skilled, unskilled and craft union skilled labor, or who may perform any such labor services in connection with this contract.

12. This project requires **30%** Certified Minority Business Enterprise/ Certified County Located Business and **50%** County Based Small Business participation as described in more detail in Part I, Instructions to Bidders, Sections 1.36 and 1.37, Jobs First Act and Minority Business Enterprises Notice and County Based Small Business Participation Requirements.

13. The Contract shall be awarded to the responsible and responsive Bidder offering the lowest bid to the County in accordance with County Code § 10A-101(37 and 38).

14. An *optional* virtual Pre-Bid Conference will be held on **February 4, 2026, at 10:00 a.m.** local prevailing time, via Teams.

Or join using Meeting I.D.: 266 914 076 396 4 Password YJ69nv2L

151823 (1-29,2-5,2-12)

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

TUESDAY, FEBRUARY 10, 2026
COUNCIL HEARING ROOM
WAYNE K. CURRY ADMINISTRATION BUILDING
1301 MCCORMICK DRIVE
LARGO, MARYLAND
<https://pgccouncil.us/LIVE>

11:00 A.M.

Notice is hereby given that on Tuesday, February 10, 2026, the County Council of Prince George's County, Maryland, will hold the following public hearing:

Appointment of the following individual as County Attorney for Prince George's County:

Mr. Anthony Jones **Appointment**

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
Krystal Oriadha, Chair

ATTEST:
Donna J. Brown
Clerk of the Council

151878 (1-29,2-5)

LEGALS

NOTICE OF INTENT TO DISPOSE OF
IMPOUNDED VEHICLES

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

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

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

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

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

YEAR	MAKE	MODEL	VIN
2012	Dodge	Journey	3C4PDCEG9FT510434
2015	Hyundai	Genesis	KMHGN4JF2FU071563
2011	Chevy	Colorado	1GCDSCF3B8125532
2015	Audi	A4	WA1UFAFL1FA034033
2002	Chevy	Suburban	3GNFK16Z62G173589
2003	Infiniti	M45	JNKAY41E13M004441
1990	Lexus	LS400	JTSUF11EXL0036961
2010	Dodge	Charger	2B3CA5CT9AH115269
2021	Nissan	Kicks	3N1CPC5V5ML500809
151875			(1-29)

LEGALS

WSSC BOARD OF ETHICS OPENING

The Washington Suburban Sanitary Commission (WSSC) is seeking applicants for two expiring terms on its Board of Ethics (Board). The Board is comprised of three regular members and an alternate member. The expiring terms are: 1) one regular Board member, to be nominated by the WSSC Commissioners from Prince George's County; and 2) one alternate Board member, to be nominated by the WSSC Commissioners from either Montgomery or Prince George's counties. Board members serve three-year terms or until a successor is appointed.

The Board administers the WSSC Code of Regulations, Code of Ethics (Code), issues advisory opinions, responds to requests for waivers of Code prohibitions, acts on complaints, and periodically reviews the adequacy of the Code. The qualifications for members of the Board of Ethics are professionalism, integrity, and competence. A background in workplace ethics is preferred.

The Board generally meets from 1:00 p.m. to 4:00 p.m. on the second Wednesday of each month at WSSC's Richard G. Hocevar Building, 14501 Sweitzer Lane, Laurel, Maryland 20707, but that date is subject to change. Additional meeting dates are required to conduct hearings on complaints. Each Board member receives a \$400 stipend for each regular monthly meeting attended and a \$100 stipend for each day a hearing is conducted.

Please send letters of interest and resumes (including Maryland county of residence) to the Washington Suburban Sanitary Commission, Attn: Ethics Office, Lobby Level, 14501 Sweitzer Lane, Laurel, Maryland, 20707. To be considered, documents must be postmarked by **February 26, 2026**. Alternatively, applicants may send the required documents by email to the Ethics Office at EthicsQuestions@wsscwater.com by **February 26, 2026**.

151820 (1-29)



NOTICE OF OPPORTUNITY FOR PUBLIC COMMENT

Washington Suburban Sanitary Commission
Issue Date: January 31st, 2026
Anacostia Depot Reconfiguration Project

Project Description:

The Washington Suburban Sanitary Commission (WSSC Water) proposes improvements to its Anacostia Depot at 3500 Kenilworth Avenue and 4104 and 4141 Lloyd Street in Hyattsville, Maryland, including demolition of several outdated buildings and construction of a new administration building, storage facilities, radio tower building, and renovations to the fleet garage, heavy equipment shop and warehouse building. The project will also upgrade paving for parking lots, re-design the Kenilworth Avenue entrance, add an outdoor training area, and enhance site lighting.

The project is located within the Chesapeake Bay Critical Area.

The Maryland Department of Natural Resources – Critical Area Commission is reviewing the listed project for Critical Area Commission approval. The plans and related information are on file at 3500 Kenilworth Ave, Hyattsville, MD 20781. Arrangements may be made for inspections and copying of file materials.

Opportunity is afforded to interested parties to provide written comments on the listed application.

Written comments must be received on or before March 2nd, 2026. Correspondence should be addressed to WSSC Project Manager, Carmen Chalmers at carmen.chalmers@wsscwater.com or by phone 240.521.4060.

151819 (1-29)



PUBLIC NOTICE
WSSC Adopts Amended Regulation for Public
Information Act Requests

On January 21, 2026, the Washington Suburban Sanitary Commission adopted revisions to Chapter 2.40 of the WSSC Code of Regulations—Requests for WSSC Records under the Maryland Public Information Act. The revisions update the regulation to current Maryland Act requirements, improve the readability of the regulation, and refer to the yearly approved budget for the appropriate fees associated with records requests.

THE EFFECTIVE DATE OF THE REVISED REGULATION IS MARCH 2, 2026
The revised regulation can be viewed at wsscwater.com/mpia-2026.

For additional information, please contact Julianne Montes de Oca at julianne.montesdeoca@wsscwater.com or 301-206-8200.

151863 (1-29)

LEGAL NOTICE
CITY OF BOWIE, MD

Charter Amendment Resolution CAR-3-25 Amending "Voter Registration, Filing of Candidacy, and Elections" (Sections 21 Through 37) of the City Charter.

Introduced by the Council of the City of Bowie, Maryland on December 1, 2025, and passed by the Council of the City of Bowie, Maryland on January 20, 2026.

Alfred D. Lott
City Manager

151862 (1-29,2-5,2-12,2-19)

LEGALS

CITY OF COLLEGE PARK
PUBLIC NOTICE

The City of College Park will be installing stop sign monitoring systems in accordance with §21–707.1 of the Maryland Transportation Article and Ordinance O-11-2025. These monitors will be located at Edgewood Rd E at 52nd Pl, St Andrews Pl SW at Davidson St, Rhode Island Ave S at Lakeland Rd, College Ave W at Yale Ave, and Calvert Rd W at Rhode Island Ave. Ticketing for violations will begin on March 2, 2026. Violations for a stop sign infraction will be \$40. For questions regarding this program, you can reach the city's office at 240.487.3500 or visit collegeparkmd.gov.

151874 (1-29)

LEGALS

LEGAL NOTICE
CITY OF BOWIE, MD

Ordinance O-1-26 Amending the Adopted Budget for the Fiscal Year Beginning July 1, 2025, and Ending June 30, 2026, as Embodied in Ordinance O-4-25 and Amended by Ordinances O-11-25 and O-13-25, to Appropriate Funds in the Amount of \$47,900 for the Replacement of a Message Board

PASSED by the Council of the City of Bowie, Maryland at a Regular Meeting on January 20, 2026.

Alfred D. Lott
City Manager

151825 (1-29)

LEGALSASSIGNEE'S SALE
OF TIMESHARE INTEREST IN VALUABLE
IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from Rebecca J. Peralta and Freddie Peralta to Wyndham Vacation Resorts, Inc, recorded on 1/18/2024, in Liber/Folio 49466/383, among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 51058/286, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

FEBRUARY 18, 2026
AT 11:00 A.M.

One 84,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 84,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 14.99 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, the sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

151750(1-29,2-5,2-12)

LEGALSASSIGNEE'S SALE
OF TIMESHARE INTEREST IN VALUABLE
IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from Marjorie L Feore and Edward J. Davis III to Wyndham Vacation Resorts, Inc, recorded on 05/24/2017, in Liber/Folio 39597/190, among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 51058/284, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

FEBRUARY 18, 2026
AT 11:00 A.M.

One 1,853,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 1,853,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified

LEGALSFunds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 11.99 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, the sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

151751(1-29,2-5,2-12)

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

LEGALSASSIGNEE'S SALE
OF TIMESHARE INTEREST IN VALUABLE
IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from Mildred Maye Nichols Mayo and James B. Mayo, Jr. to Wyndham Vacation Resorts, Inc, recorded on 06/14/2018, in Liber/Folio 41021/564, among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 51058/279, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

FEBRUARY 18, 2026
AT 11:00 A.M.

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

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 427,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 13.49 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, the sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

151752(1-29,2-5,2-12)

LEGALSAWBF 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
2832 Nomad Court W., Bowie, Maryland 20716

By virtue of the power and authority contained in a Deed of Trust from TISHA S. HILLMAN, dated April 22, 2016 and recorded in Liber 38196 at Folio 106 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 Duval Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

FRIDAY, FEBRUARY 13, 2026 AT 3:00 P.M.

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

Lot Numbered Two (2) in Block lettered "A-A" in the subdivision known as, "Plat Eight, Section Two, Phase D, Oak Pond", as per plat thereof duly recorded among the Land Records of Prince George's County, Maryland in Plat Book NLP 123 at Plat 84.

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

THIS PROPERTY IS BEING SOLD SUBJECT TO A 120 DAY RIGHT OF REDEMPTION BY THE IRS

TERMS OF SALE: A deposit of \$18,000.00 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 4.125% 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

151873(1-29,2-5,2-12)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY
2908 CITRUS LANE
UPPER MARLBORO, MD 20774

By authority contained in a Deed of Trust dated August 7, 2002 and recorded in Liber 17360, Folio 729, modified by Loan Modification Agreement recorded on April 1, 2015, at Liber No. 36835, Folio 531, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$237,500.00, and an interest rate of 4.625%, 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

FEBRUARY 10, 2026 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 \$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., Sub. Trustees
Substitute Trustees

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

151815(1-22,1-29,2-5)

The Prince George's Post

Your Newspaper of Legal Record

Call (301) 627-0900

Fax (301) 627-6260

*Subscribe
Today!*

Proudly Serving Prince George's County Since 1932