

# The Prince George's Post

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## LEGALS

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

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)

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  
JEFFREY LEE CARTER

Notice is given that Ellery Carter, whose address is 231 N Locust St Apt 2, Hagerstown, MD 21740-4072, was on January 5, 2026 appointed Personal Representative of the estate of JEFFREY LEE CARTER, who died on May 13, 2025 without a will.

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

All 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.

All 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.

ELLERY CARTER  
Personal Representative

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

Estate No. 137847  
151710 (1-15.1-22.1-29)

## LEGALS

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

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 Sharonne 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.

All 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)

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 Vinetta 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 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 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.

All 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)

## LEGALS

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 September 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 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.

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  
151706 (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  
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 January 2, 2026 appointed Personal Representative of the estate of STEPHANIE L BRODIE 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, 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 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  
151699 (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  
HELGA BELZER

**LEGALS****NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS****TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
GRACE BENHAM WEBB**

Notice is given that Margaret Webb Arnoult, whose address is 18514 Snowberry Way, Olney, MD 20832, was on November 24, 2025 appointed Personal Representative of the estate of GRACE BENHAM WEBB who died on September 19, 2025 with a will.

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

All 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 24th 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 24th 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.

MARGARET WEBB ARNOULT  
Personal Representative

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

Estate No. 139320  
151708 (1-15.1-22.1-29)

**NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS****TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
JOSEPH RODDERICK WALLACE**

Notice is given that Jokia Wallace, whose address is 1903 Belle Haven Dr Apt 302, Hyattsville, MD 20785-4054, was on January 5, 2026 appointed Personal Representative of the estate of JOSEPH RODDERICK WALLACE, who died on August 18, 2025 without a will.

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

All 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.

JOKIA WALLACE  
Personal Representative

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

Estate No. 139619  
151711 (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  
GERALDINE PRICE**

Notice is given that John Price, whose address is 12500 Hillmeade Station Dr, Bowie, MD 20720-3309, was on January 6, 2026 appointed Personal Representative of the estate of GERALDINE PRICE, who died on December 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 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.

JOHN PRICE  
Personal Representative

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

Estate No. 139874  
151712 (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  
HENRY A SWANN SR**

Notice is given that Ryan Swann, whose address is 11064 Martha Way, Fulton, MD 20759-2207, was on January 2, 2026 appointed Personal Representative of the estate of HENRY A SWANN SR, who died on May 6, 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 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.

RYAN SWANN  
Personal Representative

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

Estate No. 138570  
151713 (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  
HENRY A SWANN SR**

Notice is given that India Key, whose address is 3300 Patapsco Pl Unit 9307, Waldorf, MD 20601-4703, was on January 2, 2026 appointed Personal Representative of the estate of HENRY A SWANN SR, who died on May 6, 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 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.

INDIA KEY  
Personal Representative

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

Estate No. 138992  
151714 (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  
HENRY A SWANN SR**

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  
PAULA ANN ADKINS**

Notice is given that Darrick Adkins, whose address is 11511 American Swing Pl, Clinton, MD 20735-2628, was on December 31, 2025 appointed Personal Representative of the estate of PAULA ANN ADKINS, who died on October 21, 2025 without a will.

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

All 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.

DARRICK ADKINS  
Personal Representative

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

Estate No. 139726  
151717 (1-15.1-22.1-29)

**NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS****TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
REGINALD HARROD**

Notice is given that Stephanie Mack-Baltimore, whose address is 5622 Camp Springs Ave, Temple Hills, MD 20748-4145, was on December 30, 2025 appointed Personal Representative of the estate of REGINALD HARROD, who died on November 14, 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.

STEPHANIE MACK-BALTIMORE  
Personal Representative

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

Estate No. 139876  
151718 (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  
BEATRICE NAOMI JUANITA HIER**

## 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](https://mda.maryland.gov/about_mda/Pages/md-soil-conservation-committee.aspx)

Completed forms may be emailed to [loretta.collins@maryland.gov](mailto: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 GIMBRE  
AKA: SUZANNE BRILEY GIMBRE, SUZANNE GIMBRE

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 GIMBRE, 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 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 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 GIMBRE  
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  
v.

David A. Jennings  
AND  
Saphina Mary Jennings  
16204 Broxburn Lane  
Brandywine, MD 20613  
Defendants

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.

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.

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)

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  
DONNA ELOISE CAUDLE ED-  
WARDS

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 Hildebedel  
Kyle Blackstone  
Kathleen Young  
1099 Winterson Road, Suite 301  
Linthicum Heights, MD 21090  
Substitute Trustees, Plaintiffs  
v.

Chereka Elam, Personal Representative for the Estate of Arvonze 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 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 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 sale to be Two Hundred Eleven Thousand Eight Hundred Dollars (\$211,800.00).

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  
v.

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)

## LEGALS

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 ED-  
WARDS

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 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.

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)

## NOTICE

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 Tihuiloal Sur, El Salvador and therefore it is;

ORDERED, that this Order shall be posted at the Court House door in accordance with Maryland Rule 2-122a(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 one or more newspapers of general circulation 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)

WITNESS: Hon. Mary Beth Keating

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

151743 (1-22.1-29.2-5)

151802 (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 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.

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

**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 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 \$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](http://www.Auction.com) or call (800) 280-2832.

Richard E. Solomon, et al.,  
Substitute Trustees

Tidewater Auctions, LLC  
(410) 825-2900  
[www.tidewaterauctions.com](http://www.tidewaterauctions.com)  
[www.Auction.com](http://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)

E Regine Francois  
9701 Apollo Drive Suite 301  
Largo, MD 20774  
301-358-0733

**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 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 \$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](http://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 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 \$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](http://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

**ORDER OF PUBLICATION**  
COLUMBIA LIENS LLC  
Plaintiff,  
v.

**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 Jamison 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 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 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 14th day of July, 2026.

(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. 13774

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

**THIS COULD BE YOUR AD!**

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**LEGALS**

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 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 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

**LEGALS**

**COHN, GOLDBERG & DEUTSCH, LLC**  
1099 WINTERSON ROAD, SUITE 301  
LINTHICUM HEIGHTS, MD 21090  
[www.cgd-law.com/sales](http://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 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 \$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](http://www.tidewaterauctions.com)

151731

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

**LEGALS**

**COHN, GOLDBERG & DEUTSCH, LLC**  
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LINTHICUM HEIGHTS, MD 21090  
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**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 aforesaid Deed of Trust. The property is improved by a dwelling.

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

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

Richard E. Solomon, et al.,  
Substitute Trustees

Tidewater Auctions, LLC  
(410) 825-2900  
[www.tidewaterauctions.com](http://www.tidewaterauctions.com)

151745

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

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**LEGALS****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 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: 18-2075745

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 AIL#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 re-possession 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

**LEGALS**

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](http://www.tidewaterauctions.com)

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

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1099 WINTERSON ROAD, SUITE 301  
LINTHICUM HEIGHTS, MD 21090  
[www.cgd-law.com/sales](http://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 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 \$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](http://www.tidewaterauctions.com)

151865 (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](http://www.cgd-law.com/sales)

**SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY**

**1710 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

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

By virtue of the power and authority contained in a Mortgage from Antette 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 anywise 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 or of 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  
**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 anywise 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 or of 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 anywise 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 or of 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)

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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

## LEGALS

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

By virtue of the power and authority contained in a Mortgage from Mary J. Hinojosa and Jesse Hinojosa to Wyndham Vacation Resorts, Inc, recorded on 01/10/2017, in Liber/Folio 38936/422, among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 51058/271, 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 710,000/2,855,944,500 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 710,000 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 anywise 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 13.30 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 or of 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

151756 (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 Thomasine W. Young and William Young to Wyndham Vacation Resorts, Inc, recorded on 10/26/2022, in Liber/Folio 48253/485, among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 51058/269, 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 400,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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 400,000 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 anywise 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

## LEGALS

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 14.19 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 or of 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

151757 (1-29-2-5-2-12)

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 578 among the Land Records of Prince George's County, Maryland, against: Jeanne Gorman and Carol Bennett 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-25-007176 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 759,000/2,855,944,500 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 759,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

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 or of the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

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 759,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

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

151758 (1-29-2-5-2-12)

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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 578 among the Land Records of Prince George's County, Maryland, against: Jeanne Gorman and Carol Bennett 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-25-007176 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 885,500/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-

## 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:

#### Group A: Quantity UNIT DESCRIPTION

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

#### Group B: Quantity UNIT DESCRIPTION

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

#### Group C: Quantity UNIT DESCRIPTION

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
35,000	SF	Concrete Curb and Gutter
35,000	SF	Concrete Sidewalk

#### Group D: Quantity UNIT DESCRIPTION

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
35,000	SF	Concrete Curb and Gutter
35,000	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, furnishing skilled, unskilled and craft union skilled labor, or who may perform any such labor services in connection with this contract.

## LEGALS

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\\_ZDk1NDA3YTkfYQxZS00ZTcwLThiOTYtNmU2ZDg0YjUwZWU2%40thread.v2/0?context=%7b%22Id%22%3a%2224146bda-ddc1-4d2a-a1b2-1a64cc3c837b%22%2c%22Oid%22%3a%2216947225-1375-49e7-bfad-a2abce39d8e%22%7d](https://teams.microsoft.com/l/meetupjoin/19%3ameeting_ZDk1NDA3YTkfYQxZS00ZTcwLThiOTYtNmU2ZDg0YjUwZWU2%40thread.v2/0?context=%7b%22Id%22%3a%2224146bda-ddc1-4d2a-a1b2-1a64cc3c837b%22%2c%22Oid%22%3a%2216947225-1375-49e7-bfad-a2abce39d8e%22%7d)

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

151821 (1-29-2-5-2-12)

## LEGALS

Saucer Magnolia & "Cultivars" 8 Foot Height Minimum

Kousa Dogwood & "Cultivars" 8 Foot Height Minimum

Flowering Dogwood & "Cultivars" 1.75 Inch Caliper Minimum

Carolina Silverbell 8 Foot Height Minimum

Viburnum & "Cultivars" 8 Foot Height Minimum

Assorted Thornless Hawthorn 1.75 Inch Caliper Minimum

American Holly 1.75 Inch Caliper Minimum

Holly & "Cultivars" 8 Foot Height Minimum

Arborvitae & "Cultivars" 15 Gallon Container Minimum

Eastern Red Cedar 6 Foot Height Minimum

Leyland Cypress 6 Foot Height Minimum

Norway Spruce 6 Foot Height Minimum

Cryptomeria & "Cultivars" 6 Foot Height Minimum

Assorted Pine Species 6 Foot Height Minimum

Pond Cypress 1.75 Inch Caliper Minimum

Bald Cypress 1.75 Inch Caliper Minimum

Dawn Redwood 1.75 Inch Caliper Minimum

European Hornbeam & "Cultivars" 2.0 Inch Caliper Minimum

American Hornbeam & "Cultivars" 2.0 Inch Caliper Minimum

American Hornbeam 2.0 Inch Caliper Minimum

Tulip Poplar 2.0 Inch Caliper Minimum

Chinese Pistache 2.0 Inch Caliper Minimum

American Smoketree 1.75 Inch Caliper Minimum

Black Locust & "Cultivars" 2.0 Inch Caliper Minimum

Kentucky Coffeetree & "Cultivars" 1.75 Inch Caliper Minimum

Turkish Hazel 2.0 Inch Caliper Minimum

American Yellowwood 2.0 Inch Caliper Minimum

Hackberry & "Cultivars" 2.0 Inch Caliper Minimum

American Sweetgum & "Cultivars" 2.0 Inch Caliper Minimum

Black Tupelo 2.0 Inch Caliper Minimum

Common Persimmon 2.0 Inch Caliper Minimum

Witch Hazel (Single Stem) 1.75 Inch Caliper Minimum

Ginkgo & "Cultivars" (Male Only) 2.0 Inch Caliper Minimum

Catalpa (Northern and Southern) 2.0 Inch Caliper Minimum

Sassafras 1.75 Inch Caliper Minimum

Buckeye/Horsechestnut & "Cultivars" 2.0 Inch Caliper Minimum

Assorted Hickory 2.0 Inch Caliper Minimum

Fringetree (Single Stem) 2.0 Inch Caliper Minimum

Assorted Fruit Trees 7 Gallon Container Minimum

Assorted Woody Perennial 6 Foot Height Minimum

Assorted Herbaceous Perennial 3 Gallon Container

Assorted Woody Perennial 3 Gallon Container

Assorted Herbaceous Perennial 1 Gallon Container

Naturalizer Daffodil Mh< Top Size Bulbs Additional 1 Year Maintenance of Planting Material

Additional Watering of Plant Material

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.

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**LEGALS**

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

**SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY**

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 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.,  
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 Richard 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

151826 (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

151827 (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 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 \$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  
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. 140129

151828 (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 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 \$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 Domenique Myles, 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 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

151830 (1-29)

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

151831 (1-29)

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## 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 Garraway, whose address is 9018 Wallace Rd, Lanham, MD 20706-4212, was on January 9, 2026 appointed Personal Representative of the estate of EARL LEE SANDERS, who died on June 11, 2025 without a will.

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

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 January 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 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.

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)

## LEGALS

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 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.

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)

## LEGALS

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 Obianyo, whose address is 2007 Ray Leonard Rd, Landover, MD 20785-4226, was on January 8, 2026 appointed Personal Representative of the estate of VIVIAN E OBIANYO, who died on July 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 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.

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)

## 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 Personal Representative of the estate of PAULETTE ANN FOSTER, who died on October 31, 2025 without a will.

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

All 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.

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

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 6824 Standish Dr, Hyattsville, MD 20784-2535, was on January 7, 2026 appointed Personal Representative of the estate of BRENDA ANN THOMAS, who died on July 27, 2025 without a will.

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

All 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.

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  
VICKIE D PERRY

Notice is given that Zakari Perry, whose address is 7749 Frederick Rd, Hyattsville, MD 20784, was on January 7, 2026 appointed Personal Representative of the estate of VICKIE D PERRY, who died on October 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 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.

ZAKARI PERRY  
Personal Representative

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

Estate No. 139516  
151796 (1-22,1-29,2-5)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
LORRAINE R HUGHES

Notice is given that Paula Hughes, whose address is 8704 Bolero Ct, Clinton, MD 20735-2001, was on January 7, 2026 appointed Personal Representative of the estate of LORRAINE R HUGHES, who died on September 18, 2024 without a will.

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

All 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.

PAULA HUGHES  
Personal Representative

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

Estate No. 139584  
151797 (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  
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 0Q, United Kingdom, were on January 12, 2026 appointed Co-Personal Representatives of the estate of ALMA LEGETTE who died on November 29, 2025 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the co-personal representatives 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.

## 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](mailto: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:

- 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](#).
- 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](#).
  - Applicant Self Scoring table
  - Exhibit A: Project Information
    - Part 3: Other Project Financing
  - Exhibit B: Site Information
    - Part 1: Site Map and Photographs
    - Part 5: Site Control
  - Exhibit C: Development Team Information (all sections)
  - Exhibit D: Financial Statements of Developers, Owners, and Guarantors (all sections)
  - Exhibit E: Construction Information
    - E.1 Form 212
    - E.1 Building Evaluation Report only.
    - Attach available renderings and elevations
- PGC DHCD Supplemental Application (Attached)
- PGC DHCD PILOT Analysis Workbook (Attached)
- 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:
  - Federal Section 3 rules (Regulations available at 24 CFR 135). Requirements include:

## LEGALS

- 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.
- 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

- 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 [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 [pawinson@co.pg.md.us](mailto:pawinson@co.pg.md.us) through March 24, 2026.

#### UNDERWRITING GUIDELINES

- 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.
- Applicants may request a PILOT. The PILOT payment can provide a maximum of \$600 of tax relief per affordable unit.
- Applicants may request a combination of some, or all of the resources itemized above in sections 1 and 2.
- 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 HITC Program funding and PILOTs will be guided by the following set of priorities:

- 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.
- Preservation of workforce/affordable housing within one-mile of any WMATA Metrorail Station in Prince George's County.
- Projects delivering units affordable to households earning 50% AMI and below. Projects that provide permanent support housing.
- Conformance with housing priorities and guidance in the Prince George's County's 2035: Adopted General Plan.
- Mixed-income affordable/workforce housing; and
- 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. Government's 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 20724

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 20785  
301-773-7670

2014 LEXUS IS TML4849 JTHCE1D26E5005258  
2012 CHRYSLER TDV4034 2C4RC1BG8CR344989  
COUNTRY

#### JD TOWING

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

2008 FORD CROWN VICTORIA TJA1518 2FAHP7V88X116888  
2016 CHEVROLET CRUZ MD 6DR8726 1G1BE55M9G7280289  
2010 NISSAN ALTIMA MD TRS9707 1N4AL2AP6AN55376  
2007 NISSAN MURANO VA TJJ7287 JN8AZ08W07W642006  
2008 CHEVROLET MALIBU VA TGR6882 1G1ZJ57BX8F156394  
2009 AUDI Q7 VA TKD3263 WA1AV74LX9D009945  
2012 MAZDA 5 VA SZP1865 JM1CW2L6C0141351

#### METROPOLITAN TOWING INC

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

2004 FORD E-150 MD 79146CG 1FTRE14W44HA60481  
151884 (1-29)

## LEGALS

#### IN THE CIRCUIT COURT FOR CECIL COUNTY

Case No.: C-07-FM-25-000469

To: Christopher Jay Williams  
DOB Unknown

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:

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.

Charlene M. Notarcola, Clerk

151876 (1-29)

Case No.: C-07-FM-25-000470

To: Christopher Jay Williams  
DOB Unknown

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-25-000470. 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

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

151877 (1-29)

## 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. Defendant

## 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 [lkjones@co.pg.md.us](mailto:lkjones@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  
 Solicitudes notificadas 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 consideran 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 gramático.

#### REQUISITOS DE PRESENTACIÓN

Para la NOFA 2026 se deberá presentar la siguiente documentación:

1. 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](#).

2. 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](#).

- i. Tabla de autoevaluación del solicitante
- ii. Anexo A: Información del proyecto
- iii. Anexo B: Información del sitio
- iv. Anexo C: Información del equipo de desarrollo (todas las secciones)
- v. Anexo D: Estados financieros de desarrolladores, propietarios y garantes (todas las secciones)
- vi. Anexo E: Información de construcción
- E.1 Formulario 212
- E.1 Sólo el informe de evaluación del establecimiento

## LEGALS

- Adjunte representaciones y elevaciones disponibles
- 3. Solicitud complementaria del DHCD del condado de Prince George (PGC, en inglés) (adjunta)
- 4. Cuaderno de trabajo de análisis de PILOT del DHCD del PGC (adjunto)
- 5. 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:

- i. 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:
  - a. 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.
  - b. 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 %).

- ii. Requisitos de contratación local del condado de Prince George
  - a. El proyecto debe cumplir con los requisitos y metas de participación de la Política de Diversidad y Equidad del Condado para Proyectos de Desarrollo Subsidios 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 ("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 a \[kastewart@co.pg.md.us\]\(mailto:kastewart@co.pg.md.us\) 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 [paw-ilson@co.pg.md.us](mailto:paw-ilson@co.pg.md.us) hasta el 24 de marzo de 2026.

#### DIRECTRICES DE EVALUACIÓN FINANCIERA

1. 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.
2. Los solicitantes pueden solicitar un PILOT. El pago de PILOT puede proporcionar un máximo de \$600 de alivio fiscal por unidad asequible.
3. Los solicitantes pueden solicitar una combinación de algunos o todos los recursos detallados anteriormente en las secciones 1 y 2.
4. Cualquier proyecto que reciba fondos HOME deberá cumplir con todas las normas y reglamentaciones federales, que incluyen los estándares de condición 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 ("LOI", 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 regirá por el siguiente conjunto de prioridades:

1. 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 Basíl 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	2HKRL186911580964
2021 NISSAN SENTRA	TN	BNV3241	3N1AB8BV9MY230432
2004 GMC YUKON	SC	PXZ103D	1GKE13Z84J33076

### CENTRAL HEAVY DUTY TOWING 11 SE CRAIN HIGHWAY<br

## LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRSTO 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 HEIRSTO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
FRANK L. MADSEN, JR.

Notice is given that Sharon Breden, 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 BREDEN  
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 HEIRSTO 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 Doresa 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  
DORESA 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 HEIRSTO 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

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

NOTICE TO CREDITORS OF  
APPOINTMENT OF  
FOREIGN PERSONAL  
REPRESENTATIVETO 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.

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 BOCANEGA, 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 HEIRSTO 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 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.

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)

## LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRSTO 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)

## LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRSTO 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.

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)

## LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRSTO 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 a claim against the decedent must serve their claims on the undersigned personal representative or file them with the Register of Wills on or before the earlier of the following dates:

## LEGALS

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
DENNIS E HILL SR

Notice is given that Jo-Ann Hill, whose address is 9709 Beachwood Ave, Lanham, MD 20706, was on January 16, 2026 appointed personal representative of the small estate of Dennis E Hill Sr, who died on June 14, 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.

JO-ANN HILL  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 138736  
151832 (1-29)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
ROSEMARIE ANNETTE HOLLIS

Notice is given that Donald Tilghman, whose address is 8113 Darcy Rd, District Heights, MD 20747-2546, was on January 15, 2026 appointed personal representative of the small estate of Rosemarie Annette Hollis, who died on December 14, 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.

DONALD TILGHMAN  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 140140  
151833 (1-29)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
ALVAN THOMPSON MAJORS

Notice is given that Olive Majors, whose address is 6110 Parkwood Rd, Hyattsville, MD 20785-1044, was on January 14, 2026 appointed personal representative of the small estate of Alvan Thompson Majors, 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 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.

OLIVE MAJORS  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 140116  
151834 (1-29)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
JOVITO A AQUINO

Notice is given that Helen D Aquino, whose address is 12503 Proxmire Dr, Fort Washington, MD 20744-6083, was on January 14, 2026 appointed personal representative of the small estate of Jovito A Aquino, who died on December 25, 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.

HELEN D AQUINO  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 140115  
151835 (1-29)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
SYBIL RUTH MARSHALL

Notice is given that Phillip B Marshall, whose address is 1014 Sero Estates Dr, Fort Washington, MD 20744-6083, was on January 14, 2026 appointed personal representative of the small estate of Sybil Ruth Marshall, who died on September 14, 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.

PHILLIP B MARSHALL  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 140109  
151836 (1-29)

## LEGALS

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
DOROTHY MAE BROOKS

Notice is given that Evany Brown, whose address is 4701 Benning Rd SE, Washington, DC 20019-5173, was on January 20, 2026 appointed personal representative of the small estate of Dorothy Mae Brooks, who died on July 15, 2025 without a will.

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

All 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.

EVANY 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. 139013  
151837 (1-29)

## LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
EARLENE C NUTT

Notice is given that Dirickson Muhammad, whose address is 4100 Woodreed Dr, Brandywine, MD 20613-6042, was on January 21, 2026 appointed Personal Representative of the estate of EARLENE C NUTT who died on January 5, 2026 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 21st 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.

DIRICKSON MUHAMMAD  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 140026  
151840 (1-29,2-5,2-12)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
ALBERT EDWARDS LAWRENCE  
AKA: ALBERT E LAWRENCE

Notice is given that Danielle Lawrence, whose address is 5802 Annapolis Rd Apt 101, Bladensburg, MD 20748, was on January 20, 2026 appointed Personal Representative of the estate of ALBERT EDWARDS LAWRENCE who died on November 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 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.

DANIELLE LAWRENCE  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 139839  
151841 (1-29,2-5,2-12)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
CAROLYN JUNE DENNIS

Notice is given that Brian R Dennis, whose address is 10450 Lottsford Rd Apt 2115, Bowie, MD 20721-2748, was on January 20, 2026 appointed Personal Representative of the estate of CAROLYN JUNE DENNIS who died on October 21, 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.

BRIAN R DENNIS  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 139660  
151842 (1-29,2-5,2-12)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
RAYMOND SCOGGINS

Notice is given that Leonard Scoggins, whose address is 2006 Rosecroft Blvd, Fort Washington, MD 20744-3255, was on January 20, 2026 appointed Personal Representative of the estate of RAYMOND SCOGGINS who died on December 27, 2025 with a

**LEGALS****NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS****TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
BRENDA M MOORE-PRELOW**

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-PRELOW 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)

**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 Francinges, 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 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.

ANGELA M FRANCINGUES  
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 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.

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  
LEROY CARLTON JONES**

Notice is given that Tamara Feltenberger, whose address is 4018 Bridge Rd, Upper Marlboro, MD 20772, was on January 7, 2026 appointed Personal Representative of the estate of BARBARA S LEE 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)

**LEGALS****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  
CATHERINE E CHILDERS**

Notice is given that Leicia 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. 137594  
151785 (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  
DEBORAH ANN JONES**

Notice is given that Donald Jones, whose address is 12830 Dunns View Dr, Jacksonville, FL 32218, was on January 7, 2026 appointed Personal Representative of the estate of DEBORAH ANN JONES who died on January 1, 2026 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.

DONALD 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. 139974  
151783 (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 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

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**LEGALS****NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS**TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
WALLI LOOPS STEVENS

Notice is given that Merrill Richard Stevens, whose address is 4216 Underwood St, University Park, MD 20782-1181, was on January 16, 2026 appointed Personal Representative of the estate of WALLI LOOPS STEVENS who died on January 1, 2026 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 16th 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 16th 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.

MERRILL RICHARD STEVENS  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 140147  
151846 (1-29-2-5-2-12)

**NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS**TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
EDWARD WADE TYLER

Notice is given that Kelli Joan Tyler, whose address is 3114 Laurel Ave, Cheverly, MD 20785, was on January 14, 2026 appointed Personal Representative of the estate of EDWARD WADE TYLER 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 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.

KELLI JOAN TYLER  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 139913  
151847 (1-29-2-5-2-12)

**LEGALS****NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS**TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
SHERRIL ENOCH PRATT

Notice is given that Cheryl E Pratt, whose address is 3769 Primrose Ct, Waldorf, MD 20602, was on December 31, 2025 appointed Personal Representative of the estate of SHERRIL ENOCH PRATT who died on November 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.

CHERYL E PRATT  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 139642  
151849 (1-29-2-5-2-12)

**LEGALS****NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS**TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
SARA STEWARD

Notice is given that Wilford Steward Jr, whose address is 1006 Harrison Dr, Laurel, MD 20707-3828, was on January 20, 2026 appointed Personal Representative of the estate of SARA STEWARD, who died on December 23, 2023 without a will.

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

All 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.

WILFORD STEWARD 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. 140097  
151852 (1-29-2-5-2-12)

**LEGALS****NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS**TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
MARK DOUGLAS XANDER

Notice is given that Henry A Xander III, whose address is 5835 Sunnyside Dr, Sunderland, MD 20715-1623, was on January 16, 2026 appointed Personal Representative of the estate of MARK DOUGLAS XANDER, who died on December 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 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.

HENRY A XANDER III  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 140127  
151853 (1-29-2-5-2-12)

**LEGALS****NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS**TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
MONICA LAVETT STEVENSON

Notice is given that Meghan S. L. Stevenson, whose address is 3505 Mullin Ln, Bowie, MD 20715-1623, was on January 16, 2026 appointed Personal Representative of the estate of MONICA LAVETT STEVENSON, who died on December 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 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.

MEGHAN S. L. STEVENSON  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 140159  
151854 (1-29-2-5-2-12)

**LEGALS****NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS**TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
BRENDA M KYLE

Notice is given that Rhonda McNair, whose address is 2050 Woodshade Ct, Bowie, MD 20721-4143, was on January 15, 2026 appointed Personal Representative of the estate of BRENDA M KYLE, who died on October 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 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.

RHONDA MCNAIR  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 139817  
151855 (1-29-2-5-2-12)

**LEGALS****NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS**TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
JOYCE RICHARDSON ALSTON

Notice is given that Brad Ferguson, whose address is 9703 Laconia Dr, Adelphi, MD 20783-1331, was on January 14, 2026 appointed Personal Representative of the estate of PATSY L FERGUSON, who died on September 3, 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 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.

BRAD FERGUSON  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 139707  
151856 (1-29-2-5-2-12)

**LEGALS****NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS**TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
CRAIG STEVEN AVERY

Notice is given that Marquita D Stroman, whose address is 2905 Greenhead Dr, Mechanicsville, MD 20659-3505, was on January 13, 2026 appointed Personal Representative of the estate of CRAIG STEVEN AVERY, who died on November 26, 2005 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:

## 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 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 situated 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 "P" 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:

### 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 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 1, 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 it 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, 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 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://pgcouncil.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://pgcouncil.us/Speak>. For those unable to use the portal, comments/written correspondence may be emailed to: [onlinesignup@co.pg.md.us](mailto: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://pgcouncil.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 (1-29.2-5.2-12)

## 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	KMHGN4F2FU071563
2011	Chevy	Colorado	1GCDSCFE3B8125532
2015	Audi	A4	WA1UFAFL1FA034039
2002	Chevy	Suburban	3GNFK16262G173589
2003	Infiniti	M45	JNKAY41E13M004441
1990	Lexus	LS400	JT8UF11EXL0036961
2010	Dodge	Charger	2B3CA5CT9AH115269
2			

**LEGALS****ASSIGNEE'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 situated 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 anywise 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)

**LEGALS****ASSIGNEE'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 situated 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 anywise 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

**LEGALS**

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 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*

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

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

By virtue of the power and authority contained in a Mortgage from Mildred Mayo 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 situated 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 anywise 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)

**LEGALS****AWBF LAW, P.C.  
ATTORNEYS AND COUNSELORS AT LAW  
1401 Rockville Pike, Suite 650  
Rockville, MD 20852  
TELEPHONE (301) 738-7657  
TELECOPIER (301) 424-0124****SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE  
Improved by premises known as  
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

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