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LEGALSLegal Notice

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CLAUDE ALVIN SANDERS SR

Notice is given that Claude Alvin Sanders Jr, whose address is 10048 Wamsley Ct, White Plains, MD 20695, was on January 21, 2026 ap-
pointed Personal Representative of the estate of **CLAUDE ALVIN SANDERS SR**, who died on No-
vember 6, 2025 without a will.

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

All interested persons or unpaid
claimants having any objection to
the appointment of the personal
representative shall file their objec-
tion with the Register of Wills on or
before the 21st day of July, 2026.

All persons having any objection
to the probate of the will of the deced-
ent shall file their objections with
the Register of Wills on or before the
21st day of July, 2026.

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

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

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

CLAUDE ALVIN SANDERS 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. 140079

151907

(2-5,2-12,2-19)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SANDRA ESTELLE WHITE

Notice is given that Oriniah Es-
telle Plowden, whose address is
1616 Porters Mill Ln, Midlothian,
VA 23114-1267, was on January 21,
2026 appointed Personal Representa-
tive of the estate of **SANDRA ES-
TELLE WHITE**, who died on June
13, 2025 without a will.

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

All interested persons or unpaid
claimants having any objection to
the appointment of the personal
representative shall file their objec-
tion with the Register of Wills on or
before the 21st day of July, 2026.

All persons having any objection
to the probate of the will of the deced-
ent shall file their objections with
the Register of Wills on or before the
21st day of July, 2026.

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

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

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

ORINIAH ESTELLE PLOWDEN
Personal Representative

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

Estate No. 139952

151908

(2-5,2-12,2-19)

LEGALSLegal Notice

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DAVID JUNIOR SUTTON

Notice is given that David Jerome
Sutton, whose address is 33 Finley
Ridge Way, Greensboro, NC 27455,
was on January 22, 2026 appointed
Personal Representative of the es-
tate of **DAVID JUNIOR SUTTON**,
who died on September 27, 2025
without a will.

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

All interested persons or unpaid
claimants having any objection to
the appointment of the personal
representative shall file their objec-
tion with the Register of Wills on or
before the 22nd day of July, 2026.

All persons having any objection
to the probate of the will of the deced-
ent shall file their objections with
the Register of Wills on or before the
22nd day of July, 2026.

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

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

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

DAVID JEROME SUTTON
Personal Representative

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

Estate No. 139589

151909

(2-5,2-12,2-19)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RICHARD D DEAN II

Notice is given that Vallie B Dean,
whose address is 12113 Hunterton
St, Upper Marlboro, MD 20774-
1615, was on January 21, 2026 ap-
pointed Personal Representative of
the estate of **RICHARD D DEAN II**,
who died on October 30, 2025 with-
out a will.

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

All interested persons or unpaid
claimants having any objection to
the appointment of the personal
representative shall file their objec-
tion with the Register of Wills on or
before the 21st day of July, 2026.

All persons having any objection
to the probate of the will of the deced-
ent shall file their objections with
the Register of Wills on or before the
21st day of July, 2026.

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

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

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

VALLIE B DEAN
Personal Representative

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

Estate No. 140065

151906

(2-5,2-12,2-19)

LEGALSLegal Notice

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
OLIVIA TAYLOR PULLER

Notice is given that Jasmine Grif-
fin, whose address is 12120 Chip
Shot Ln, Upper Marlboro, MD
20772-7958, was on January 21, 2026
appointed Personal Representative
of the estate of **OLIVIA TAYLOR
PULLER**, who died on October 12,
2024 without a will.

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

All interested persons or unpaid
claimants having any objection to
the appointment of the personal
representative shall file their objec-
tion with the Register of Wills on or
before the 21st day of July, 2026.

All persons having any objection
to the probate of the will of the deced-
ent shall file their objections with
the Register of Wills on or before the
21st day of July, 2026.

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

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

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

JASMINE GRIFFIN
Personal Representative

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

Estate No. 135567

151905

(2-5,2-12,2-19)

ORDER OF PUBLICATION
BY POSTING

CARLOS GUTIERREZ

VS.

CIERRA GUTIERREZ

**In the Circuit Court for
Prince George’s County, Maryland**
Case Number: C-16-FM-25-005855

**ORDERED, ON THIS 2nd day of
February, 2026**, by the Circuit Court
for Prince George’s County MD:

That the Defendant, **Cierra M. Gutierrez** is hereby notified that the Plaintiff, has filed a MOTION TO REGISTER FOREIGN JUDGE-
MENT AND DECREE OF DI-
VORCE and MOTION FOR
MODIFICATION OF CHILD CUS-
TODY AND SUPPORT ORDER
naming him/her as the defendant
and stating that the Defendant’s last
known address is: 2097 Madison Dr
Unit 3 Jb Andrews, MD 20762-5548
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 **4th day of March,
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 DEFEN-
DANT, **CIERRA M. GUTIERREZ**,
IS HEREBY WARNED THAT FAIL-
URE TO FILE AN ANSWER OR
OTHER DEFENSE ON OR BEFORE
THE **3rd day of April, 2026**, MAY
RESULT IN THE CASE PROCEED-
ING AGAINST HIM/ HER BY DE-
FAULT.

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

True Copy—Test:
Mahasin El Amin, Clerk
151912 (2-5,2-12,2-19)

LEGALSLegal Notice

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

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

**5609 OTTAWA STREET
OXON HILL, MD 20745**

By authority contained in a Deed of Trust dated January 22, 2021 and recorded in Liber 45866, Folio 469, modified by Loan Modification Agreement recorded on April 24, 2024, at Liber No. 49760, Folio 258, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$268,880.00, and an interest rate of 7.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex–If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

FEBRUARY 24, 2026 AT 11:30 AM

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

Terms of Sale: The property will be sold “as is” subject to any condi-
tions, restrictions, easements and agreements of record affecting same
with no warranty of any kind. A deposit of \$28,000.00 by certified funds
only (no cash accepted) required at time of auction. Balance of the pur-
chase 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 settle-
ment is delayed for ANY reason, there shall be no abatement of interest
or taxes. All private utility, water and sewer facilities charges, front foot
benefit payments, ground rent, or condo/ HOA assessments, not other-
wise divested by ratification of the sale are payable by purchaser with-
out 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 pur-
chaser. 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

151918

(2-5,2-12,2-19)

LEGALSLegal Notice

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

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

**7237 DONNELL PLACE
DISTRICT HEIGHTS, MD 20747**

By authority contained in a Deed of Trust dated June 14, 2023 and recorded in Liber 48940, Folio 499, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$107,000.00, and an interest rate of 5.625%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex–If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

FEBRUARY 24, 2026 AT 11:30 AM

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

Terms of Sale: The property will be sold “as is” subject to any condi-
tions, restrictions, easements and agreements of record affecting same
with no warranty of any kind. A deposit of \$10,000.00 by certified funds
only (no cash accepted) required at time of auction. Balance of the pur-
chase 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 settle-
ment is delayed for ANY reason, there shall be no abatement of interest
or taxes. All private utility, water and sewer facilities charges, front foot
benefit payments, ground rent, or condo/ HOA assessments, not other-
wise divested by ratification of the sale are payable by purchaser with-
out 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 pur-
chaser. 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

151917

(2-5,2-12,2-19)

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**

**2101 RITCHIE ROAD
DISTRICT HEIGHTS, MD 20747**

By authority contained in a Deed of Trust dated February 24, 2016 and recorded in Liber 37988, Folio 540, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$128,129.00, and an interest rate of 4.375%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex–If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

FEBRUARY 24, 2026 AT 11:30 AM

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

Terms of Sale: The property will be sold “as is” subject to any condi-
tions, restrictions, easements and agreements of record affecting same
with no warranty of any kind. A deposit of \$9,800.00 by certified funds
only (no cash accepted) required at time of auction. Balance of the pur-
chase 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 settle-
ment is delayed for ANY reason, there shall be no abatement of interest
or taxes. All private utility, water and sewer facilities charges, front foot
benefit payments, ground rent, or condo/ HOA assessments, not other-
wise divested by ratification of the sale are payable by purchaser with-
out 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 pur-
chaser. Purchaser shall be responsible for obtaining physical possession
of the property.

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

Richard E. Solomon, et al.,
Substitute Trustees

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

151916

(2-5,2-12,2-19)

The Prince George’s Post Newspaper

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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 situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

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

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in 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 situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

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

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in 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

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

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

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

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

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

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

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

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in 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 by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property.

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

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

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

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

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

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

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

LEGALS

MECHANIC'S LIEN SALE

Freestate Lien & Recovery Inc will sell at public auction the following vehicles / vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George’s County Courthouse, 14735 Main Street, specifically at the entrance to the Duvall Wing, Upper Marlboro MD 20772 at 04:00 P.M on 02/20/2026. Purchaser of the vehicle(s) must have it inspected as provided in Transportation Code of Maryland. The following may be inspected during normal business hours at the Lienor’s Location. If anyone has an interest in any of the vehicles or vessels listed below, please call us at the number listed below. All parties claiming interest in the following may contact Freestate Lien & Recovery Inc, at 410-867-9079.

- LOT# 10103
2021 NISSAN
VIN# 3N1CN8DV5ML906546

LOT# 10207
2018 TOYOTA
VIN# 4T1B11HK9JU042545

LOT# 10208
2017 FORD
VIN# 3FA6P0H75HR138268

LOT# 10282
2021 HARLEY DAVIDSON
VIN# 1HD1KRP12MB645808

LOT# 10409
2016 TOYOTA
VIN# 4T1BF1FK7GU128384

LOT# 10711
1998 HERRESHOFF 12-1/2' BOAT
HIN# CAC02206D898
SHM ANNAPOLIS, LLC
DBA: SAFE HARBOR ANNAPOLIS
519 CHESTER AVE
ANNAPOLIS

LOT# 10743
2014 INFINITI
VIN# JN1BV7AR9EM703910

LOT# 10774B
2013 CHEVROLET
VIN# 1GCSGAFX7D1137015

LOT# 10775
2014 INFINITI
VIN# JN1BV7AP5EM678938

LOT# 10795
2023 KAWASAKI
VIN# JKBKX1CC5PA022047

LOT# 10796
2007 HONDA
VIN# JH25C57057M307337

LOT# 10797
2007 KAWASAKI
VIN# JKAZX4P117A024900

LOT# 10798
2019 NISSAN
VIN# JN8AY2NC0K9583359

LOT# 10799
2024 HYUNDAI
VIN# KMHLM4DG6RU767692

LOT# 10805
2019 TOYOTA
VIN# JTNKHMVBXXK1021918

LOT# 10815
1985 HUNTER 31'4" BOAT
MD# 9961 C
SHIPWRIGHT, LLC
6047 HERRING BAY RD
DEALE

LOT# 10816
1981 CATALINA 29'11" BOAT
NC 6281BW
SHIPWRIGHT, LLC
6047 HERRING BAY RD
DEALE

LOT# 10817
2015 HONDA
VIN# 5FNYP4H94FB003781

LOT# 10818
2001 BMW
VIN# WBAAY33411EE75828

LOT# 10819
2005 HONDA
VIN# 5FNRL38605B057428

LOT# 10820
2018 MERCEDES BENZ
VIN# 4JGED7FB0JA105737

LOT# 10823
2007 SUZUKI
VIN# JS1GR7KA7Z2112144

LOT# 10825
2016 HONDA
VIN# 5FNYP6H36GB043417

LOT# 10826
2021 FORD
VIN# 1FBAX2C83MKA04006

LOT# 10854
2018 FORD
VIN# 1FMJU1JT4JEA27502

LOT# 10855
2019 FORD
VIN# 1FAHP2F86KG115628

LOT# 10856
2013 FORD
VIN# 1FADP5BUXDL547166

LOT# 10857
2019 TOYOTA
VIN# 5TDJZRFH8KS609817

LOT# 10858
2006 FORD
VIN# 1FTVF14506NA85935

LOT# 10860
2019 TOYOTA
VIN# 5TDJZRFH8KS609817

Terms of Sale: CASH
Public Sale
12% Buyer premium
The Auctioneer reserves the right to post a minimum bid.
Everything sold AS-IS

Freestate Lien & Recovery Inc
610 Bayard Rd
Lothian MD 20711
410-867-9079

151921

(2-5,2-12)

LEGALS

NOTICE

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

v.

Thais White

AND

Claudette White

14118 Wainwright Court
Bowie, MD 20715
Defendant

**In the Circuit Court for Prince George’s County, Maryland
Case No. C-16-CV-25-003337**

Notice is hereby given this 29th day of January, 2026, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 2nd day of March, 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 2nd day of March, 2026.

The Report of Sale states the amount of the foreclosure sale price to be \$414,756.58. The property sold herein is known as 14118 Wainwright Court, Bowie, MD 20715.

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

True Copy—Test:
Mahasin El Amin, Clerk
151914 (2-5,2-12,2-19)

LEGALS

NOTICE

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

Plaintiffs

vs.

Ranjit V. Edwards

Defendant

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

CIVIL NO. CAEF20-16659

ORDERED, this 23rd day of January, 2026 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 3203 Stonesboro Road, Fort Washington, Maryland 20744 mentioned in these proceedings, made and reported by Laura H.G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 23rd day of February, 2026 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 23rd day of February, 2026, next.

The report states the amount of sale to be \$277,950.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

151879

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

THIS COULD
BE YOUR AD!

Call
301-627-0900
for a quote.

LEGALS

ORDER OF PUBLICATION

WILBARGER, LLC
P.O. Box 2367
Denver, Colorado 80201

Plaintiff

Vs.

C G WILLIAMS & ASSOCIATES, LLC
C/o Barbara P. Williams,,
Last known Resident Agent and Officer
8908 Scheurer Street
Springdale, Maryland 20774

And

UNKNOWN OWNER OF PROPERTY 6.29 Acres., 000000 Laurel Bowie Road, Map 029, Grid D3, Parcel 0177, Acct No. 14-1631159 the unknown owner’s heirs, devisees and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right title and interest

and

THE COUNTY OF PRINCE GEORGE’S
Serve on: Rhonda L. Weaver
County Attorney
1301 McCormick Drive
Suite 4100
Largo, Maryland 20774

And all other persons having or claiming to have an interest in 6.29 Acres., 000000 Laurel Bowie Road, Account Number 14-1631159

Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY, CASE NO.: C-16-CV-26-000528

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, 6.29 Acres., 000000 Laurel Bowie Road, Account Number 14-1631159 and assessed to C G Williams & Associates, LLC, and sold by the Collector of Taxes for Prince George’s County and the State of Maryland to the Plaintiffs in these proceedings:

6.29 Acres., 000000
Laurel Bowie Road
District 14, Map 029, Grid D3,
Parcel 0177, Acct No.: 1631159

The complaint states, among other things, that the amounts necessary for redemption have not been paid, although the required time for filing a Complaint has elapsed.

It is thereupon this 2nd day of February, 2026, by the Circuit Court for Prince George’s County,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation once a week for three successive weeks, before the 27th day of February, 2026, warning all persons interested in said property to be and appear in this Court by the 7th day of April, 2026, to redeem the property, 6.29 Acres., 000000 Laurel Bowie Road, Account Number 14-1631159, and answer the Complaint of or thereafter a final decree will be rendered foreclosing all rights of redemption in the property and vesting in the Plaintiff, WILBARGER, LLC, a title free and clear of all encumbrances, except for ground rents.

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

True Copy—Test:
Mahasin El Amin, Clerk
151925 (2-5,2-12,2-19)

LEGALS

ORDER OF PUBLICATION

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

Plaintiff

vs.

MATTIE B JACKSON,
MARK S PETRAUSKAS,
TRUSTEE,
DEPARTMENT OF HOUSING
AND COMMUNITY DEVELOP-
MENT FOR STATE OF MARY-
LAND,
ANTHONY J. MOHAN,
TRUSTEE,
FOUNDATION FINANCE COM-
PANY, LLC
PRINCE GEORGE’S COUNTY,
MARYLAND

AND

All persons having or claiming to have an interest in the property situate and lying in Prince George’s County and known as 6305 SUN-VALLEY TER

AND

Unknown Owner of the property 6305 SUNVALLEY TER described as follows: Property Tax ID 06-0452201 on the Tax Roll of Prince George’s County, the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE’S COUNTY CASE NO.: C-16-CV-26-000507

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

Plat 1
2,125.0000 Sq.Ft & Imps. Valley-brooke Towne Lot 15 Asmt \$240,700 lib 08360 Fl 620 and assessed to Jackson Mattie B.

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

It is thereupon this 2nd day of February, 2026, by the Circuit Court for Prince George’s County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George’s County once a week for three (3) successive weeks on or before the 27th day of February, 2026, warning all persons interested in the property to appear in this Court by the 7th day of April, 2026 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
151924 (2-5,2-12,2-19)

LEGALS

NOTICE

DISTRICT COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND

Case No. 050200147452022

Montpelier Oaks Home Owners Association, Inc.
c/o: CM Law, 7875 Belle Point Drive
Greenbelt, MD 20770

Plaintiff

v.

Kenneth B. King Jr
8336 Snowden Oaks Place
Laurel, MD 20708

Defendant

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

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

Notice is herewith given that the sale of the property at 8336 Snowden Oaks Place, Laurel, MD 20708, that is described in a Deed recorded in Liber 9295, folio 664, among the Land Records of Prince George’s County.

The sale will be ratified unless cause to the contrary is shown on or before 2/13/2026 (30 days after the date of this notice). A copy of this Notice will be published at least once a week in each of the three successive weeks before 2/13/2026, in one or more newspapers of general circulation in Prince George’s County. The report states the amount of the sale to be \$186,000.

The court signed this notice on 1/14/2026.

151818

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

LEGALS

Irene Elizabeth Zohn
Tara K. Frame, Esq.
8562 Fort Smallwood Rd
Pasadena, MD 21122
410-255-0373

NOTICE TO CREDITORS OF APPOINTMENT OF FOREIGN PERSONAL REPRESENTATIVE

NOTICE IS GIVEN that the Circuit Court of Orange county, Florida appointed Irene Elizabeth Zohn, whose address is 4418 Chesapeake Street NW, Washington, DC 20016, as the Personal Representative of the Estate of Milton Zohn who died on September 12, 2025 domiciled in Orange County, Florida.

The Maryland resident agent for service of process is Tara K. Frame, whose address is 8562 Fort Smallwood Rd, Pasadena, MD 21122.

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

PRINCE GEORGE’S COUNTY

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

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

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

IRENE ELIZABETH ZOHN
Foreign Personal Representative

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

Estate No. 140189

151911 (2-5,2-12,2-19)

LEGALS

Lauren J. Mullins
6200 Targon Court
Fort Washington, MD 20744
301-567-8278

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
MARY LIZA BROWN

Notice is given that Gloria Brown Burnett, whose address is 11408 Prospect Court, Glenn Dale, Maryland 20769, was on January 21, 2026 appointed Personal Representative of the estate of MARY LIZA BROWN, who died on October 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 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 21st 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.

GLORIA BROWN BURNETT
Personal Representative

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

Estate No. 140156

151902 (2-5,2-12,2-19)

LEGALS

PRINCE GEORGE’S COUNTY GOVERNMENT

BOARD OF LICENSE COMMISSIONERS

NOTICE OF PUBLIC HEARING

Applications for the following alcoholic beverage licenses will be accepted by the Board of License Commissioners for Prince George’s County on February 26, 2026, will be heard on April 28, 2026. Those licenses are:

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

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

A virtual hearing will be held via Zoom on Wednesday, March 4, 2026, at 7:00 p.m. and Wednesday, March 11, 2026, at 7:00 p.m. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC’s website at <http://bolc.mypgcs.us> or you may email BLC@co.pg.md.us to request the link. The Board will consider the agenda as posted that day.

BOARD OF LICENSE COMMISSIONERS

Attest:
Terence Sheppard
Director
February 5, 2026

151969

(2-12,2-19)

LEGALS

NOTICE

DIANA THEOLOGOU, ET AL
Substitute Trustees

Plaintiffs

vs.

ERWIN SPENCER JR, ET. AL

Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland
Case No. C-16-CV-24-005731**

ORDERED this 29th day of January, 2026, by the Circuit Court for PRINCE GEORGE’S County, Maryland, that the sale of the property at 5902 Middleton Court, Temple Hills, MD 20748 mentioned in these proceedings, made and reported Matthew M McKetney, et al, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 2nd day of March, 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 2nd day of March, 2026, next.

The report states the amount of sale to be \$356,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
151915 (2-5,2-12,2-19)

PRINCE GEORGE’S COUNTY GOVERNMENT

Board of License Commissioners

(Liquor Control Board)

REGULAR SESSION

FEBRUARY 24, 2026

NOTICE IS HEREBY GIVEN: an application has been made with the Board of License Commissioners for Prince George’s County, Maryland, for the following alcoholic beverage licenses in accordance with the provisions of the Alcoholic Beverage Article.

Kunjan B. Patel, Managing Member, t/a Bowie Liquors, located at 6910 Laurel Bowie Road, Bowie, 20715, for an alleged violation of Section 6-311, Purchase Alcoholic Beverages from other than a Wholesaler, of the Annotated Code of Maryland, and R.R. #11-Other than a Wholesaler, R.R. #26(A)(7)-Failure to Keep Records, R.R. #26(A)(15)-Failure to comply with Tax General Article of the Rules and Regulations for Prince George’s County. Represented by Linda Carter, Esquire. Continued from January 14, 2026.

The Board assessed a \$4,500 fine. Ms. Carter requested ten days to submit a memorandum addressing the legal issue, noting that the entire matter arises from a single incident. She cited legal authority supporting the Board’s ability to assess one \$1,500 fine, as this constitutes the business’s first violation.

TRANSFER

t/a The Lakelander, Philice Cowan, Managing Member, Lawrence Brown, Managing Member, for a Class B(BLX), Beer, Wine and Liquor for the use of The Lakelander Group, LLC, located at 4656 Hotel Drive, College Park, 20742. Transfer from Steven Jennings, Managing Member, Corey Polyoka, Authorized Person, for the use of The Hall - CP Arts & Entertainment, LLC, t/a The Hall, located at 4656 Hotel Drive, College Park, 20740.

t/a Three Brothers Italian Restaurant, Reagan Dahl, Managing Member, for a Class B(BLX), Beer, Wine and Liquor for the use of Surfing Goat Pizza Bladensburg, LLC, located at 4521 Kenilworth Avenue, Bladensburg, 20710. Transfer from Rita Repole, for the use of Three Brothers Italian Kitchen, Ltd., located at 4521 Kenilworth Avenue, Bladensburg, 20710.

t/a Three Brothers Italian Restaurant, Reagan Dahl, Managing Member, for a Class D, Beer and Wine for the use of Surfing Goat Pizza, LLC, located at 6160 Greenbelt Road, Greenbelt, 20770. Transfer from Laurie Repole, President, Patricia Repole, Secretary/Treasurer, for the use of Pizza the Italian Way Inc., located at 6160 Greenbelt Road, Greenbelt, 20770.

t/a Mike Liquors, Sarwan Singh, President, Harmeet Sing, Secretary, Fatehjeet Singh Sandhu, Assistant Recording Secretary, for a Class B+, Beer, Wine and Liquor, for the use of Mike’s, Inc., located at 5301 Indian Head Highway, Oxon Hill, 20745. Transfer from Sheena Bajwa, President/Secretary/Treasurer, for the use of Mike’s, Inc., located at 5301 Indian Head Highway, Oxon Hill, 20745.

NEW – CLASS B, BEER, WINE AND LIQUOR

t/a Leon’s Grill & Bar, Jasbir Singh, Managing Member/Owner/President, for a Class B, Beer, Wine and Liquor for the use of Leon’s Grill & Bar, LLC, located at 4415 East-West Highway, Riverdale Park, 20737.

NEW – CLASS B(AE), BEER, WINE AND LIQUOR

t/a Akira Ramen & Izakaya, Lili Yang, Member, for a Class B(AE) Beer, Wine and Liquor for the use of Akira Ramen & Izakaya, LLC, located at 5334-6 Baltimore Avenue, Hyattsville, 20740. Continued from December 16, 2025.

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

t/a Blue Sunday Bar & Grill, Wei Guang Chen, Sole Managing Member, for a Class B(BLX) Beer, Wine and Liquor for the use of BSBG of Greenbelt, LLC, located at 6076 Greenbelt Road, Greenbelt, 20770.

t/a Hungry Bowl Bowie, Chang Jian Lin, Member, for a Class B(BLX) Beer, Wine and Liquor for the use of Hungry Bowl Bowie, LLC, located at 15207 Major Lansdale Blvd, Bowie, 20716.

t/a Another Broken Egg Café, Adejeji Charles Olagunju, President/Secretary/Treasurer, for a Class B(BLX) Beer, Wine and Liquor for the use of OAC Restaurants Inc., located at 15904A Grain Highway, Brandywine, 20613.

A virtual hearing will be held via Zoom at 10:00 a.m. on Tuesday, February 24, 2026. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC’s website at <http://bolc.mypgcs.us>, or you may email BLC@co.pg.md.us to request the link. Letters of Support or Oppositions should be submitted to our office at least 5 days prior to the day of the hearing. Additional information may be obtained by contacting the Board’s Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest:
Terence Sheppard
Director
February 5, 2026

151972

(2-12,2-19)

LEGALS

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED
REAL PROPERTY

10907 ATWELL AVENUE
BOWIE, MD 20720

By authority contained in a Deed of Trust dated July 30, 2020 and recorded in Liber 44025, Folio 519, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$398,981.00, and an interest rate of 2.875%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex–If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

FEBRUARY 17, 2026 AT 11:30 AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$36,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

Richard E. Solomon, et al.,
Substitute Trustees

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

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

LEGALS

ORDER OF PUBLICATION
BY POSTING

MARIAME FOFANA

VS.

MOHAMED DIALLO

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

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

That the Defendant, **Mohamed Karim Diallo** is hereby notified that the Plaintiff, has filed a Complaint for Absolute Divorce naming him/her as the defendant and seeking the Divorce on the Grounds of Six-Month Separation and Irreconcilable Differences and stating that the Defendant’s last known address is: 2400 Queens Chapel Road, Hyattsville, MD 20782 and therefore it is;

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

ORDERED, said publication to be completed by the 22nd day of February, 2026; and it is further;

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

ORDERED, THAT THE DEFENDANT, **MOHAMED KARIM DIALLO**, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 24th day of March, 2026, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DEFAULT.

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

True Copy—Test:
Mahasin El Amin, Clerk

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

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

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

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

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

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

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

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

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

WILLIE J CARLTON
Personal Representative

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

Estate No. 137635

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

LEGALS

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED
REAL PROPERTY

12800 GLASGOW COURT
FORT WASHINGTON, MD 20744

By authority contained in a Deed of Trust dated October 28, 2021 and recorded in Liber 46665, Folio 585, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$79,999.83, and an interest rate of 8.5000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex–If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

FEBRUARY 17, 2026 AT 11:30 AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$8,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

Richard E. Solomon, et al.,
Substitute Trustees

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

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

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

15001 FIR STREET
ACCOKEEK, MD 20607

By authority contained in a Deed of Trust dated January 22, 2007 and recorded in Liber 27216, Folio 729, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$456,376.00, and an interest rate of 2.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex–If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

MARCH 3, 2026 AT 11:30 AM

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

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

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

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

Richard E. Solomon, et al.,
Substitute Trustees

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

151980 (2-12,2-19,2-26)

LEGALS

ORDER OF PUBLICATION

COLUMBIA LIENS LLC

Plaintiff,

v.

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

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

And

ANY UNKNOWN OWNER OF
THE PROPERTY 5540 KAREN
ELAINE DR UNIT 1640, HY-
ATTSVILLE, MD 20784, Parcel No.
20-2269033, the unknown owner’s
heirs, devisees, and personal repre-
sentatives and their or any of their
heirs, devisees, executors, adminis-
trators, grantees, assigns or succes-
sors in right, title and interest.

Defendants.

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

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

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

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

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

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

True Copy—Test:
Mahasin El Amin, Clerk

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

LEGALS

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARGARET M BUTTS

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

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

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

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 20th day of July, 2026.

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

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

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

JANET E LILLEY
Personal Representative

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

Estate No. 140172

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

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

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

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

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

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

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

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

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

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

BARBARA ANN MOORE
Personal Representative

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

Estate No. 137724

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

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

LEGALS

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
OCIE LEE POTTS

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

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

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

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 15th day of July, 2026.

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

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

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

SHAWN DAVIDSON
Personal Representative

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

Estate No. 139616

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

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Legal Record*

LEGALS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

/s/ Daniel C. Zickefoose, Assignee

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

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

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

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

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

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

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

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

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

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

LEGALS

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

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

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

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

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

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

/s/ Daniel C. Zickefoose, Assignee

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

/s/ Daniel C. Zickefoose, Assignee

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

LEGALS

LEGAL NOTICE
CITY OF BOWIE, MD

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

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

Alfred D. Lott
City Manager

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

LEGALS

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

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

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

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

the real property described as follows:

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

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

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

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

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

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

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

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

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

Daniel C. Zickefoose, Trustee

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

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

1005 CHILLUM ROAD, UNIT 220
HYATTSVILLE, MD 20782

By authority contained in a Deed of Trust dated November 13, 2006 and recorded in Liber 27491, Folio 536, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$73,520.00, and an interest rate of 4.125%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St, Upper Marlboro, MD 20772 [front of Main St, entrance to Duval Wing of courthouse complex]-If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

FEBRUARY 17, 2026 AT 11:30 AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$5,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

Richard E. Solomon, et al.,
Substitute Trustees

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

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

LEGALS

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 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

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 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

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 575 among the Land Records of Prince George's County, Maryland, against: Keith A Klafehn and Kay Klafehn 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-25-007175 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 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

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-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 885,500 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 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

151759 (1-29,2-5,2-12)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

6431 ENTWOOD COURT
FORT WASHINGTON, MD 20744

By authority contained in a Deed of Trust dated April 7, 2021 and recorded in Liber 45970, Folio 307, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$240,070.00, 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 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

151881 (1-29,2-5,2-12)

LEGALS

NOTICE TO CONTRACTORS

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

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

2. Contract Documents.

Contract documents are only available for download at the following websites

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

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

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

3. Project Description:

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

4. Minimum Qualifications:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

LEGALS

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

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

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

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

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

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

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

LEGALS

NOTICE TO CONTRACTORS

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

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

2. Contract Documents.

Contract documents are only available for download at the following websites

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

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

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

3. Project Description:

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

4. Minimum Qualifications:

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

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

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

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

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

LEGALS

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

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

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

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

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

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

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

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

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

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

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

151822 (1-29,2-5,2-12)

WANTED: Your Ad Here!

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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 situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

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

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

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

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

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

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

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

Daniel C. Zickefoose, Trustee

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

NOTICE TO CONTRACTORS

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

Tree Removal at Various Locations
IFB No. **WS1669400161**
Contract No. **971-H (F)**

2. Contract Documents.

Contract documents are only available for download at the following websites

• eMaryland Marketplace (eMMA). The project can be found by project name or Project ID No. **BPM052950** at Public Solicitations: eMaryland Marketplace Advantage (eMMA).

• **SPEED** eProcurement Platform
<http://discovery.ariba.com/profile/AN01496591158>
The project can be found by project name of IFB No. **WS1669400161**.

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

3. Project Description:

The Project scope includes Removal, Prune, Stump and Grind high risk trees within right of ways at various locations in Prince George's County.

4. Minimum Qualifications:

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

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

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

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

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

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

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

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

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

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

LEGALS

MARYLAND DEPARTMENT OF THE ENVIRONMENT
WATER AND SCIENCE ADMINISTRATION
PRELIMINARY DECISION TO GRANT
CATEGORICAL EXCLUSION (CE #651)

Project Name /Number: WSSC Water Main Replacement Projects
Project Applicant: Washington Suburban Sanitary Commission
Project Location/ County: Various Locations in Montgomery and Prince George's County
Total Project Cost/Loan: \$86,339,251 / \$86,339,251

Project Description:

The proposed project involves Water Main Replacement Projects in various locations in Montgomery and Prince George's County within WSSC existing service area. Each project involves the replacement of existing water distribution systems, which have exceeded their useful life and are experiencing failures and leaks. The deteriorated water distribution systems are in need of replacement. The proposed improvements will provide residents with safe and adequate drinking water, including fire protection.

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

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

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

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

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

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

151971 (2-12)

LEGALS

LEGAL NOTICE
CITY OF BOWIE, MD
PUBLIC HEARING

A Public Hearing for Ordinance O-2-26 Amending Bowie City Code, Chapter 6 Elections to Remove Supplemental Registration Provisions and to Clarify That Registration Shall Be In Accordance With State Law, to Prohibit Write-In Candidates, and to Generally Clarify Election Processes and Procedures in the City, is scheduled to be held at 8:00 p.m., Tuesday, February 17, 2026. Those wishing to provide testimony/ comments for the public hearing can sign up to speak prior to the beginning of the meeting, or email written testimony/ comments to cityclerk@cityofbowie.org. Deadline for submittal of written testimony/ comments is 7:00 p.m., Tuesday, February 17, 2026. Residents may attend the meeting in person in the Council Chambers at Bowie City Hall, 15901 Fred Robinson Way, Bowie, MD 20716, or may view meetings online at www.cityofbowie.org/viewmeetings or on Verizon channel 10 or Comcast channel 71 and 996. For more information, contact the City Clerk at 301-809-3029 or ahernandez@cityofbowie.org.

Alfred D. Lott
City Manager

151929 (2-12)

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: **2/23/2026.**

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			
2015 KIA	OPTIMA		5XXGM4A70FG361659
2008 CHEVROLET	TRAIL BLAZER		1GNDS135582109236
2008 JEEP	COMMANDER VA	TKR2598	1J8HG48K78C132431

CENTRAL HEAVY DUTY TOWING 11 SE CRAIN HIGHWAY BOWIE, MARYLAND 20716 301-390-9500			
2012 INTERNATIONAL	4000		3HAJTSKL3CL536569
2007 CHEVROLET	SILVERADO MD	1EH3447	1GCCE14X37Z112226
2016 LAND ROVER	LR4 MD	1CC2907	5ALAK2V64GA805715
2007 TOYOTA	COROLLA		2T1BR32E37C763526
2017 FORD	TAURUS		1FAHP2MK1HG122929
2014 FORD	FUSION		1FA6P0HD2E5359671
1998 TOYOTA	COROLLA		4T1BG22K7WU859730
2007 HONDA	ACCORD MD	3AW7318	1HGCCM66327A003655
2005 FORD	FOCUS MD	9FB0459	1FTNE24L65HA34461

JD TOWING 2817 RITCHIE RD FORESTVILLE, MD 20747 301-967-0739			
2004 CHEVROLET	EXPRESS		1GCFG15X041205142
2017 CHEVROLET	CAMARO		1G1FHHR79H0123096
2012 CHEVROLET	MALBU MD	4CN4862	1G1ZE5E00CF132670

METROPOLITAN TOWING INC 8005 OLD BRANCH AVE CLINTON, MD 20735 (301) 568-4400			
2015 CHEVROLET	CRUZE MD	8CG7668	1G1PE5SB0F7166877
2007 CHRYSLER	300 VA	1843XV	2C3LA63H67H1786623
2022 CHRYSLER	PACIFICA CA	9TJN431	2C4RC1BG0NR177532
2016 FORD	FOCUS		1FADP3F22GL247946
2012 CHEVROLET	EXPRESS DC	B47063	1GAZG1FG8C1146660

PAST & PRESENT TOWING & RECOVERY INC 7810 ACADEMY LANE LAUREL, MD 20707 301-210-6222			
1998 FREIGHTLINER	CC MD	84708	1FUYSZYB9WP931774
CONVECTIONAL			
151985			(2-12)

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: **2/23/2026.**

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

J & J TOWING 8545 DELANO ROAD CLINTON, MD 20735 301-568-3284			
2008 LINCOLN	MKZ VA	SZW3973	3LNHM26T48R657105
J&L TOWING AND RECOVERY 8225 GREY EAGLE DRIVE UPPER MARLBORO, MD 20772 301-574-0065			
2015 CHRYSLER	200 VA	UNF3733	1C3CCCAB6FN639585
151986			(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
2016	Mazda	3	JM1BM1U72G1332794
2010	Hyundai	Elantra	KMHDB8AE6AU069723
2006	Land Rover	Range Rover	SALMPF15416A231907
2004	Ford	Expedition	1FMPU16W94L823154
2002	Chrysler	Sebring	1C3EL55R42N186833
2012	Nissan	Murano	JN8AZ1MWXCW239172

151979 (2-12)

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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 afore-said Deed of Trust. The property is improved by a dwelling.

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$20,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

Richard E. Solomon, et al.,
Substitute Trustees

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

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

LEGALS

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED
REAL PROPERTY

1210 DILLON COURT
CAPITOL HEIGHTS, MD 20743

By authority contained in a Deed of Trust dated July 5, 2019 and recorded in Liber 42385, Folio 370, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$239,112.00, and an interest rate of 6.125%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

FEBRUARY 17, 2026 AT 11:30 AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$22,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

Richard E. Solomon, et al.,
Substitute Trustees

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

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

LEGALS

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED
REAL PROPERTY

14404 MARLBOROUGH DRIVE
UPPER MARLBORO, MD 20772

By authority contained in a Deed of Trust dated July 19, 2017 and recorded in Liber 40014, Folio 9, modified by Loan Modification Agreement recorded on January 7, 2022, at Liber No. 46838, Folio 152, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$196,377.00, and an interest rate of 2.875%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

FEBRUARY 17, 2026 AT 11:30 AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$15,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

Richard E. Solomon, et al.,
Substitute Trustees

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

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

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HANNAH M SPANER

Notice is given that Jeffrey H Spaner, whose address is 510 Delmar Ave, Glen Burnie, MD 21061-3604, was on January 21, 2026 appointed Personal Representative of the estate of HANNAH M SPANER who died on October 22, 2025 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 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 21st 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.

JEFFRE H SPANER
Personal Representative

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

Estate No. 139528

151897 (2-5,2-12,2-19)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
NITZA ELLAINE AYENDEZ

Notice is given that Kristina M Bryant, whose address is 2022 Ravenswood St, Hyattsville, MD 20782-1636, was on January 21, 2026 appointed Personal Representative of the estate of NITZA ELLAINE AYENDEZ who died on August 8, 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 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 21st 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.

KRISTINA M BRYANT
Personal Representative

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

Estate No. 138855

151898 (2-5,2-12,2-19)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOHN VINCENT THOMPSON

Notice is given that Michele Marie Thompson, whose address is 5703 40th Pl, Hyattsville, MD 20781, was on January 21, 2026 appointed Personal Representative of the estate of JOHN VINCENT THOMPSON 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 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 21st 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.

MICHELE MARIE THOMPSON
Personal Representative

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

Estate No. 139479

151899 (2-5,2-12,2-19)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DOUGLAS E NYHUS

Notice is given that Jill Elizabeth Nyhus, whose address is 1391 Pennsylvania Ave SE Unit 423, Washington, DC 20003-3086, was on January 22, 2026 appointed Personal Representative of the estate of DOUGLAS E NYHUS who died on November 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 22nd 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 22nd 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.

JILL ELIZABETH NYHUS
Personal Representative

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

Estate No. 140194

151900 (2-5,2-12,2-19)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EVELYN FAYE REDIC

Notice is given that James E Redic Jr, whose address is 6189 Station Dr #1132, Bealeton, VA 22712-9996, was on January 21, 2026 appointed Personal Representative of the estate of EVELYN FAYE REDIC who died on December 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 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 21st 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.

JAMES E REDIC 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. 140152

151901 (2-5,2-12,2-19)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ANITA BEATRICE STROUD

Notice is given that Kianga Stroud, whose address is 4008 Alton St, Capitol Heights, MD 20743-5603, was on January 23, 2026 appointed Personal Representative of the estate of ANITA BEATRICE STROUD, who died on August 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 23rd 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 23rd 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.

KIANGA STROUD
Personal Representative

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

Estate No. 139240

151903 (2-5,2-12,2-19)

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LEGALS

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED
REAL PROPERTY

14005 GULLIVERS TRAIL
BOWIE, MD 20720

By authority contained in a Deed of Trust dated September 30, 2016 and recorded in Liber 38754, Folio 450, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$328,833.00, 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

MARCH 3, 2026 AT 11:30 AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$27,000.00 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

151974 (2-12,2-19,2-26)

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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

10307 BUENA VISTA AVENUE
LANHAM, MD 20706

By authority contained in a Deed of Trust dated February 23, 2006 and recorded in Liber 24597, Folio 617, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$310,400.00, and an interest rate of 5.000%, 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

MARCH 3, 2026 AT 11:30 AM

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

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

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

Richard E. Solomon, et al.,
Substitute Trustees

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

151977 (2-12,2-19,2-26)

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

2608 SAINT MARYS VIEW ROAD
ACCOKEEK, MD 20607

By authority contained in a Deed of Trust dated June 29, 2018 and recorded in Liber 41112, Folio 87, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$332,000.00, and an interest rate of 3.625%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

MARCH 3, 2026 AT 11:30 AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$33,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/ HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

Richard E. Solomon, et al.,
Substitute Trustees

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

151975 (2-12,2-19,2-26)

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

14305 GREENVIEW DRIVE
LAUREL, MD 20708

By authority contained in a Deed of Trust dated June 28, 2006 and recorded in Liber 26599, Folio 182, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$299,999.00, and an interest rate of 5.500%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

MARCH 3, 2026 AT 11:30 AM

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

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

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

Richard E. Solomon, et al.,
Substitute Trustees

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

151978 (2-12,2-19,2-26)

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

12212 APACHE TEAR CIRCLE
LAUREL, MD 20708

By authority contained in a Deed of Trust dated March 29, 2013 and recorded in Liber 34575, Folio 85, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$266,000.00, and an interest rate of 3.125%, 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

MARCH 3, 2026 AT 11:30 AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$23,000.00 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

151976 (2-12,2-19,2-26)

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

145 RIVERHAVEN DRIVE, UNIT #233 AND PARKING SPACE
NOS A153 AND A154
OXON HILL, MD 20745

By authority contained in a Deed of Trust dated September 28, 2018 and recorded in Liber 41394, Folio 388, modified by Loan Modification Agreement recorded on September 11, 2023, at Liber No. 49129, Folio 330, and further modified by Loan Modification Agreement recorded on October 21, 2024, at Liber No. 50207, Folio 566, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$363,653.00, and an interest rate of 4.500%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

MARCH 3, 2026 AT 11:30 AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$36,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/ HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

Richard E. Solomon, et al.,
Substitute Trustees

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

151973 (2-12,2-19,2-26)

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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 6, 2025 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 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)

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)

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)

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 Sunderleigh Dr, Sunderland, MD 20689-3022, was on January 20, 2026 appointed Personal Representative of the estate of MARK DOUGLAS XANDER, who died on December 24, 2025 without a will.

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

All 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)

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 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.

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)

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
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)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PATSY L FERGUSON

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)

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 Marquita D Stroman, whose address is 1906 Altomont Pl, District Heights, MD 20747-1823, was on January 14, 2026 appointed Personal Representative of the estate of JOYCE RICHARDSON ALSTON, who died on December 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 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.

MARQUITA D STROMAN
Personal Representative

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

Estate No. 140052
151857 (1-29,2-5,2-12)

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 Leslie Newman, whose address is 29050 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:

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

LESLIE NEWMAN
Personal Representative

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

Estate No. 139727
151858 (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
GEORGE THOMAS

Notice is given that Savalas Thomas, whose address is 152 Montclair Place, Ellenwood, GA 30294, was on January 7, 2026 appointed Personal Representative of the estate of GEORGE THOMAS, who died on October 30, 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.

SAVALAS 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. 139819
151859 (1-29,2-5,2-12)

LEGALS

CHARTER RESOLUTION R-23-2025 – FAIR SUMMARY

CHARTER RESOLUTION R-23-2025 OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF COLMAR MANOR, TO AMEND AND REPEAL SECTION 309 OF THE CHARTER TO REVISE THE POWERS AND DUTIES OF THE MAYOR INCLUDING, BUT NOT LIMITED TO, ADMINISTRATIVE OVERSIGHT OVER THE TOWN ADMINISTRATOR AND CHIEF OF POLICE.

151928 (2-5,2-12,2-19,2-26)

LEGALS

CHARTER RESOLUTION R-21-2025 – FAIR SUMMARY

CHARTER RESOLUTION R-21-2025 OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF COLMAR MANOR, TO AMEND AND REPEAL CERTAIN PROVISIONS OF ARTICLE VII, "PERSONNEL," OF THE TOWN CHARTER TO FORMALLY ADD THE POSITION OF TOWN ADMINISTRATOR TO THE CHARTER, AND OUTLINING ITS QUALIFICATIONS, DUTIES AND POWERS, AND REMOVAL.

151926 (2-5,2-12,2-19,2-26)

LEGALS

CHARTER RESOLUTION R-22-2025 – FAIR SUMMARY

CHARTER RESOLUTION R-22-2025 OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF COLMAR MANOR, TO AMEND ARTICLE III, "MAYOR AND TOWN COUNCIL," OF THE TOWN CHARTER TO ADD A NEW SUBSECTION 5 TO SECTION 310 "DUTIES OF THE COUNCIL" TO EXPLAIN THE ROLE THE COUNCIL WILL HAVE WITH THE TOWN ADMINISTRATOR, INCLUDING ANNUAL EVALUATIONS AND ACCOUNTABILITY OF THE POSITION.

151927 (2-5,2-12,2-19,2-26)

LEGALS

Christopher R. Robinson, Esq.
Law Office of Christopher R. Robinson
315 High Street, P.O. Box 1062
Cambridge, Maryland 21613
410-228-1770

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
VIVIAN D. BANKS

Notice is given that Larry N. Hamilton, whose address is 4015 Leisure Drive, Temple Hills, Maryland 20748, was on January 23, 2026 appointed personal representative of the small estate of Vivian D. Banks, who died on April 2, 2019 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.

LARRY N. HAMILTON
Personal Representative

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

Estate No. 140190

151930 (2-12)

Ethel Mitchell Esq
8403 Colesville Rd Ste 1100
Silver Spring, MD 20910-6346
844-952-9455

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BLANCHE G MONTGOMERY

Notice is given that Willie T Montgomery Sr, whose address is 3592 Goswell Aly, Waldorf, MD 20603-7299, was on February 3, 2026 appointed Personal Representative of the estate of BLANCHE G MONTGOMERY who died on February 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 3rd day of August, 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 3rd day of August, 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 T MONTGOMERY SR
Personal Representative

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

Estate No. 138012

151952 (2-12,2-19,2-26)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
TIFFANY OMOKANWAYE

Notice is given that Olushina Omokanwaye, whose address is 1316 Chapel Centre Dr, Gambrills, MD 21054, was on February 3, 2026 appointed personal representative of the small estate of Tiffany Omokanwaye, who died on April 15, 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 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.

OLUSHINA OMOKANWAYE
Personal Representative

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

Estate No. 140310

151933 (2-12)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
TERESA RENEE ANDREWS

Notice is given that Kelly Andrews, whose address is 12615 Macaulay St, Silver Spring, MD 20906-3539, was on February 3, 2026 appointed personal representative of the small estate of Teresa Renee Andrews, who died on December 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 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.

KELLY ANDREWS
Personal Representative

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

Estate No. 140253

151934 (2-12)

Karl L. Chen
Chen Law, LLC
9701 Apollo Drive, Suite 381
Largo, MD 20774
301-358-3981

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SARAI MAE BRYANT

Notice is given that Deidra Forbes, whose address is 5888 25th Way South, Saint Petersburg, FL 33712, and Grady Smith, whose address is 3310 Allgood Lane, Scottdale, GA 30079, were on February 3, 2026 appointed Co-Personal Representatives of the estate of SARAI MAE BRYANT who died on July 1, 2025 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 3rd day of August, 2026.

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

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

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

DEIDRA FORBES
GRADY SMITH
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. 138674

151968 (2-12,2-19,2-26)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
IRWIN BENJAMIN WARTELL

Notice is given that Richard Szczepanowski, whose address is 12-L Ridge Rd, Greenbelt, MD 20770, was on February 3, 2026 appointed Personal Representative of the estate of IRWIN BENJAMIN WARTELL who died on January 4, 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 3rd day of August, 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 3rd day of August, 2026.

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

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

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

RICHARD SZCZEPANOWSKI
Personal Representative

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

Estate No. 140286

151950 (2-12,2-19,2-26)

LEGALS

Robert Y Clagett, Attorney
14804 Pratt Street, S. 201
Upper Marlboro, MD 20772
Tel 301-627-3325

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ROBERT L. WOODS

Notice is given that Mark Edward Woods, whose address is 2001 Martins Point Road, Kitty Hawk, NC 27949, and William Lee Woods, whose address is 14508 St. Thomas Church Rd, Upper Marlboro, MD 20772, and Thomas Gerald Woods, whose address is 14530 St. Thomas Church Road, Upper Marlboro, MD 20772 were on January 29, 2026 appointed Co-Personal Representatives of the estate of ROBERT L. WOODS who died on December 3, 2025 with a will.

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

All 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 29th 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 29th day of July, 2026.

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

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

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

MARK EDWARD WOODS
WILLIAM LEE WOODS
THOMAS GERALD WOODS
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. 139934

151959 (2-12,2-19,2-26)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BETTY ANN PATTERSON

Notice is given that Gregory Fortune, whose address is 6105 Blue Sage Ln, Upper Marlboro, MD 20772-4114, was on February 3, 2026 appointed Personal Representative of the estate of BETTY ANN PATTERSON who died on August 22, 2025 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 3rd day of August, 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 3rd day of August, 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.

GREGORY FORTUNE
Personal Representative

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

Estate No. 139166

151951 (2-12,2-19,2-26)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

Vandy L. Jamison

AND

Kimmarie B. Jamison

11301 Wycombe Park Lane
Glenn Dale, MD 20769

Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No. C-16-CV-23-000309**

Notice is hereby given this 5th day of February, 2026, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 9th day of March, 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 9th day of March, 2026.

The Report of Sale states the amount of the foreclosure sale price to be \$676,057.74. The property sold herein is known as 11301 Wycombe Park Lane, Glenn Dale, MD 20769.

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

True Copy—Test:
Mahasin El Amin, Clerk

151981 (2-12,2-19,2-26)

NOTICE

DIANA THEOLOGOU, ET AL

Substitute Trustees

Plaintiffs

vs.

DALTON D. GRAHAM, ET. AL.

Defendant(s)

**In the Circuit Court for Prince George's County, Maryland
Case No. C-16-CV-23-004731**

ORDERED this 6th day of February, 2026 by the Circuit Court for PRINCE GEORGE'S County, Maryland, that the sale of the property at 1200 Northern Lights Drive, Upper Marlboro, MD 20772 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 6th day of March, 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 6th day of March, 2026, next.

The report states the amount of sale to be \$130,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

151984 (2-12,2-19,2-26)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

Myrna Robinson
5702 Newton Street
Cheverly, MD 20784

Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. C-16-CV-25-004017**

Notice is hereby given this 6th day of February, 2026, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 6th day of March, 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 6th day of March, 2026.

The Report of Sale states the amount of the foreclosure sale price to be \$250,000.00. The property sold herein is known as 5702 Newton Street, Cheverly, MD 20784.

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

True Copy—Test:
Mahasin El Amin, Clerk

151982 (2-12,2-19,2-26)

LEGALS

NOTICE

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

Substitute Trustees

Plaintiffs

vs.

Pauline Letts

Defendant

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

CIVIL NO. C-16-CV-25-003827

ORDERED, this 6th day of February, 2026 by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 1005 Chillum Road, Unit 207, Hyattsville, Maryland 20782 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 9th day of March, 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 March, 2026, next.

The report states the amount of sale to be \$64,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

151983 (2-12,2-19,2-26)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BERNICE IOLA BURROUGHS

Notice is given that Leroy Johnson, whose address is 7015 Tarquin Ave, Temple Hills, MD 20748, was on January 29, 2026 appointed personal representative of the small estate of Bernice Iola Burroughs, who died on November 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 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.

LEROY JOHNSON
Personal Representative

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

Estate No. 139941

151931 (2-12)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BRANDON VAUGHN MCGUIRE

Notice is given that Kelvin Jackson, whose address is 402 Carroll Ave, Laurel, MD 20707-4221, was on January 30, 2026 appointed personal representative of the small estate of Brandon Vaughn McGuire, 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 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.

KELVIN JACKSON
Personal Representative

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

Estate No. 140275

151932 (2-12)

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LEGALS

IN THE ORPHANS’ COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of:
PEARLENE CARR
Estate No.: 138229

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by J. Michael Holloway for judicial probate for the appointment of a personal representative.
A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **April 2, 2026 at 10:30 A.M.**
This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

151935 (2-12,2-19)

IN THE ORPHANS’ COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of:
JAMES LEON BARROW
Estate No.: 138108

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Yvonne B. Blair for judicial probate for the appointment of a personal representative.
A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **March 18, 2026 at 10:30 A.M.**
This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

151936 (2-12,2-19)

LEGALS

IN THE ORPHANS’ COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of:
TIMOTHY ERIC WASHINGTON
Estate No.: 137832

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Kristina Baylor for judicial probate for the appointment of a personal representative.
A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **March 18, 2026 at 10:30 A.M.**
This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

151937 (2-12,2-19)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
DENETRIS JEAN BARNES
Notice is given that Jesse Price, whose address is 43 S St NW, Washington, DC 20001-1127, was on February 3, 2026 appointed Personal Representative of the estate of DENETRIS JEAN BARNES, who died on December 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 3rd day of August, 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 3rd day of August, 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.

JESSE 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. 140124

151966 (2-12,2-19,2-26)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
LAVERNE ROBINSON

Notice is given that Timothy Robinson, whose address is 501 East 102nd Ave, Denver, CO 80229, was on February 3, 2026 appointed Personal Representative of the estate of LAVERNE ROBINSON, who died on January 24, 2026 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 3rd day of August, 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 3rd day of August, 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.

TIMOTHY ROBINSON
Personal Representative

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

Estate No. 140281

151967 (2-12,2-19,2-26)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
NATHANIEL ARVELL LOGAN

Notice is given that Dana R Logan, whose address is 19170 Shadow Springs Ct, Jeffersonston, VA 22724, was on January 16, 2026 appointed Personal Representative of the estate of NATHANIEL ARVELL LOGAN, who died on November 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 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.

DANA R LOGAN
Personal Representative

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

Estate No. 139980

151970 (2-12,2-19,2-26)

LEGALS

IN THE ORPHANS’ COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of:
DAVID ANTONIO SMITH
Estate No.: 139071

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Brenda D. Tapscott for judicial probate for the appointment of a personal representative.
A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **March 18, 2026 at 10:30 A.M.**
This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

151938 (2-12,2-19)

IN THE ORPHANS’ COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of:
MYRTLE F. WILSON
Estate No.: 139851

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Rhonda Ferguson and Venitia Cooke for judicial probate for the appointment of a personal representative.
A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **March 19, 2026 at 10:30 A.M.**
This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

151939 (2-12,2-19)

IN THE ORPHANS’ COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of:
ERNEST J. JOHNSON
Estate No.: 139272

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Eva Foushee for judicial probate for the appointment of a personal representative.
A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **March 19, 2026 at 10:30 A.M.**
This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

151940 (2-12,2-19)

JESSE 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. 140124

151966 (2-12,2-19,2-26)

TIMOTHY ROBINSON
Personal Representative

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

Estate No. 140281

151967 (2-12,2-19,2-26)

DANA R LOGAN
Personal Representative

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

Estate No. 139980

151970 (2-12,2-19,2-26)

LEGALS

IN THE ORPHANS’ COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of:
SHIRLEY NEWMAN OSIGWE
Estate No.: 138345

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Michelle Simon for judicial probate for the appointment of a personal representative.
A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **March 23, 2026 at 10:30 A.M.**
This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

151944 (2-12,2-19)

IN THE ORPHANS’ COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of:
WILFRED WILSON TURNER
Estate No.: 139094

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Michelle Simon for judicial probate for the appointment of a personal representative.
A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **March 23, 2026 at 10:30 A.M.**
This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

151945 (2-12,2-19)

IN THE ORPHANS’ COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of:
CAROLYN Y. BELL
Estate No.: 139095

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Michelle Simon for judicial probate for the appointment of a personal representative.
A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **March 23, 2026 at 10:30 A.M.**
This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

151946 (2-12,2-19)

LEGALS

IN THE ORPHANS’ COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of:
JAMIE LEON BELL
Estate No.: 138441

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Harry L. Bell for judicial probate for the appointment of a personal representative.
A video hearing will be held **March 19, 2026 at 10:30 A.M.**
This hearing may be transferred or postponed to a subsequent time. Further information, including virtual hearing information may be obtained by contacting the Office of the Register of Wills (301) 952-3250 or the ‘Orphans’ Court (301) 952-3790.

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

151941 (2-12,2-19)

IN THE ORPHANS’ COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of:
LILLIE M. MANNING
Estate No.: 138150

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Michelle Simon for judicial probate for the appointment of a personal representative.
A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **April 2, 2026 at 10:30 A.M.**
This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

151942 (2-12,2-19)

IN THE ORPHANS’ COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of:
MELVIN CALHOUN
Estate No.: 137094

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Michelle Simon for judicial probate for the appointment of a personal representative.
A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **March 26, 2026 at 10:30 A.M.**
This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

151943 (2-12,2-19)

COUNTY COUNCIL HEARINGS

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

TUESDAY, FEBRUARY 24, 2026
COUNCIL HEARING ROOM
WAYNE K. CURRY ADMINISTRATION BUILDING
1301 MCCORMICK DRIVE
LARGO, MARYLAND
<https://pgccouncil.us/LIVE>

10:30 A.M.

Notice is hereby given that on Tuesday, February 24, 2026, the County Council of Prince George's County, Maryland, will hold the following public hearing:

COUNCIL RESOLUTION:

CR-001-2026 (DR-2) A RESOLUTION CONCERNING MARYLAND NATIONAL-CAPITAL PARK AND PLANNING COMMISSION for the purpose of approving a certain transfer of appropriations within the Park and Recreation Funds of the Approved Fiscal Year 2026 Operating Budget of the Maryland-National Capital Park and Planning Commission.

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

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

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

BY ORDER OF THE COUNTY COUNCIL
PRINCE GEORGE’S COUNTY, MARYLAND
Krystal Oriadha, Chair

ATTEST:
Donna J. Brown
Clerk of the Council

151987

(2-12,2-19)

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