

The Prince George's Post

Your Newspaper of Legal Record

Call (301) 627-0900

Email:

bboice@pgpost.com

*Subscribe
Today!*

Proudly Serving Prince George's County Since 1932

LEGALS

Ernest Gregory Lardieri Esq
7315 Hanover Pkwy Ste D
Greenbelt, MD 20770-2035
443-562-9790

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

**TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SUSAN ELAINE CALERO**

Notice is given that Charles Calero, whose address is 13404 Yorktown Dr, Bowie, MD 20715-1462, was on February 25, 2026 appointed Personal Representative of the estate of SUSAN ELAINE CALERO, who died on May 18, 2025 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 25th 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.

CHARLES CALERO
Personal Representative

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

Estate No. 138067
152344 (3-19,3-26,4-2)

LEGALS

Thomas P Downs Esq
322 Main St Ste 102
Laurel, MD 20707-4114
301-779-7900

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

**TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARTHA A PARKS**

Notice is given that Dori Ann Parks Moore, whose address is 5404 Cordwall Pl, Beltsville, MD 20705-1714, was on March 10, 2026 appointed Personal Representative of the estate of MARTHA A PARKS who died on July 16, 2025 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 10th day of September, 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 10th day of September, 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.

DORI ANN PARKS 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. 138996
152323 (3-19,3-26,4-2)

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

**TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOYCE ANN COATES**

Notice is given that Robin Dennene Ware Gatlin, whose address is 5910 Terence Dr, Clinton, MD 20735, was on March 4, 2026 appointed personal representative of the small estate of Joyce Ann Coates who died on January 2, 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 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.

ROBIN DENNENE WARE GATLIN
Personal Representative

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

Estate No. 140665
152301 (3-19)

LEGALS

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

**TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CAROLYN NEELY HOLMES**

Notice is given that Warren Holmes, whose address is 10767 Pam Dr, Waldorf, MD 20603-6906, was on March 10, 2026 appointed personal representative of the small estate of Carolyn Neely Holmes who died on February 22, 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 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.

WARREN HOLMES
Personal Representative

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

Estate No. 140724
152302 (3-19)

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
DAVID FRANKLIN MCGHEE**

Notice is given that Robin Yvette Spaid, whose address is 7819 Breckstone Ct, Ellicott City, MD 21043-7049, was on March 9, 2026 appointed Personal Representative of the estate of DAVID FRANKLIN MCGHEE, who died on January 23, 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 9th day of September, 2026.

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

ROBIN YVETTE SPAID
Personal Representative

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

Estate No. 140713
152337 (3-19,3-26,4-2)

Harrison C. Long
AIS No. 1212120191
Johannesmeyer & Sawyer, PLLC
252 Latitude Lane, Suite 102
Lake Wylie, SC 29710
240-249-7870

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

**TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RONNIE WADE LEECH**

Notice is given that Glenn C. Leech, whose address is 5507 Kenwood Street, Temple Hills, MD 20748, was on March 5, 2026 appointed Personal Representative of the estate of RONNIE WADE LEECH, who died on August 27, 2025 without a will.

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

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

GLENN C. LEECH
Personal Representative

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

Estate No. 140085
152336 (3-19,3-26,4-2)

Ferguson Evans, Esq
CPF # 9701070003
601 Pennsylvania Ave NW
Suite 900 South Bldg
Washington, DC 20004
202-467-5550

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

**TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SANDRA D. POSTELL**

Notice is given that Tonia Morris, whose address is 221 Kendrick Ave, Columbus, GA 31903, was on March 10, 2026 appointed Personal Representative of the estate of SANDRA D. POSTELL, who died on September 25, 2025 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 10th day of September, 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 10th day of September, 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.

TONIA MORRIS
Personal Representative

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

Estate No. 140086
152338 (3-19,3-26,4-2)

LEGALS

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

**TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MICHAEL HARRIS
AKA MICHAEL LAMONT HARRIS**

Notice is given that Sage Harris, whose address is 8420 Ice Crystal Dr, Unit P, Laurel, MD 20723-2066, was on March 6, 2026 appointed personal representative of the small estate of Michael Harris AKA Michael Lamont Harris, who died on January 17, 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 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.

SAGE HARRIS
Personal Representative

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

Estate No. 140623
152304 (3-19)

Jessica H. McConnell, Esq
231 Najoles Rd, Suite 400
Millersville, MD 21108
410-590-1900

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

**PRINCE GEORGE'S COUNTY
FOREIGN PERSONAL
REPRESENTATIVE**

NOTICE IS GIVEN that the Circuit Court of the Sixth Judicial Circuit Court of Pasco County, Florida appointed Eva Kiourkas Mejia, whose address is 5013 Sardinero Trail, Bradenton, FL 34208, as the Personal Representative of the Estate of Dimitrios Kiourkas who died on December 3, 2025 domiciled in Pasco County, Florida.

The Maryland resident agent for service of process is Jessica H. McConnell, whose address is 231 Najoles Rd, Suite 400, Millersville, MD 21108.

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.

EVA KIOURKAS MEJIA
Foreign Personal Representative

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

Estate No. 140709
152345 (3-19,3-26,4-2)

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

**In The Estate Of:
BARBARA BETH LAMPRON**
Estate No.: 133695

**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 of the will dated April 6, 2024 and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on May 12, 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

152317 (3-19,3-26)

Alan B Frankle, Esq
20 Infield Court North
Rockville, MD 20854
301-217-0505

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

**TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WILLIAM YATES
AKA: WILLIAM CARROLL YATES**

Notice is given that Dianne Hardison, whose address is 7401 Double-rock Ct, Laurel, MD 20707-9446, was on March 4, 2026 appointed personal representative of the small estate of William Yates, who died on January 11, 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.

DIANNE HARDISON
Personal Representative

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

Estate No. 139734
152349 (3-19)

Debra G. Oliver, Esq.
801 Wayne Avenue, Ste 205
Silver Spring, MD 20910-4450
(301) 367-4021

**NOTICE TO CREDITORS OF
APPOINTMENT OF
FOREIGN PERSONAL
REPRESENTATIVE**

NOTICE IS GIVEN that the General Court of Justice Superior court of Robeson County, North Carolina appointed Charonda Murphy, whose address is 5905 Richmanor Ter, Upper Marlboro, MD 20772-4756, as the Personal Representative of the Estate of Clifton Ozell Murphy Sr who died on January 25, 2021 domiciled in Maryland, USA.

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.

CHARONDA MURPHY
Foreign Personal Representative

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

Estate No. 129331
152270 (3-12,3-19,3-26)

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

**In The Estate Of:
CHERYL NANNETTE BROWN**
Estate No.: 138524

**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 May 12, 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

152318 (3-19,3-26)

The Prince George's Post Newspaper

Call: (301) 627-0900

Email: bboice@pgpost.com

Serving Prince George's County Since 1932

LEGALS

Thomas J. Kokolis, Esquire
Kokolis Law Firm, LLC
12154 Darnestown Road, #243
Gaithersburg MD 20878
301-525-1039

Edwin G. Fee, Jr., Esquire
Whiteford, Taylor & Preston L.L.P.
Towson Commons, Suite 300
One West Pennsylvania Avenue
Towson, Maryland 21204-5025
410-832-2000

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MAME ISSA MBODJI

Notice is given that Thomas J. Kokolis, Esquire, whose address is 12154 Darnestown Road, #243, Gaithersburg, Maryland 20878, was on March 10, 2026 appointed personal representative of the small estate of Mame Issa Mbodji, who died on December 21, 2024 without a will.

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

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

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

- (1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of decedent's death; or
- (2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice. Any claim not served or filed within that time, or any extension provided by law, is unenforceable thereafter.

THOMAS J. KOKOLIS, ESQUIRE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 138343
152303 (3-19)

Isaac H. Marks, Sr., Esquire
11785 Beltsville Drive, Ste. 150
Calverton, MD 20705
301-572-7391

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GERTRUDE H TROWER

Notice is given that Isaac H. Marks, Sr., Esquire, whose address is 11785 Beltsville Drive, Ste. 150, Calverton, MD 20705, was on February 19, 2026 appointed Personal Representative of the estate of GERTRUDE H TROWER who died on February 13, 2022 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 19th day of August, 2026.

All persons having claims 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.

ISAAC H. MARKS, SR., ESQUIRE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 126078
152169 (3-5,3-12,3-19)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ANNE MACKALL SASSCER

Notice is given that Rebecca Mackall Sasser Henderson, whose address is c/o Edwin G. Fee, Jr., Esquire, Whiteford, Taylor & Preston L.L.P. Towson Commons, Suite 300, One West Pennsylvania Avenue, Towson, MD 21204-5025, was on March 6, 2026 appointed Personal Representative of the estate of ANNE MACKALL SASSCER who died on November 16, 2025 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 6th day of September, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 6th day of September, 2026.

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

REBECCA MACKALL SASSCER
HENDERSON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 140703
152320 (3-19,3-26,4-2)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LISA M KELLER

Notice is given that Gregory A Anderson Jr, whose address is 12305 Shadow Ln, Bowie, MD 20715-3117, was on March 4, 2026 appointed personal representative of the small estate of Lisa M Keller, who died on January 19, 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 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.

GREGORY A ANDERSON 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. 140675
152309 (3-19)

LEGALS

Erika R. Greene, Esq.
Goodman Johnson Greene PLLC
1321 Pennsylvania Avenue, SE
Washington, DC 20003
202-544-1515

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
OLETHA ANN POMEROY

Notice is given that Megan Beth Pomeroy, whose address is 31122 Mt. Hermon Road, Salisbury, MD 21804, was on March 4, 2026 appointed Personal Representative of the estate of OLETHA ANN POMEROY who died on July 2, 2025 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 4th day of September, 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 4th day of September, 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.

MEGAN BETH POMEROY
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 139550
152319 (3-19,3-26,4-2)

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

vs.
Ricardo Antonio Brooks, Personal Representative for the Estate of Edwin S. Cooke
12212 Apache Tear Circle
Laurel, MD 20708
Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. C-16-CV-25-00272**

Notice is hereby given this 12th day of March, 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 13th day of April, 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 13th day of April, 2026.

The Report of Sale states the amount of the foreclosure sale price to be \$317,000.00. The property sold herein is known as 12212 Apache Tear Circle, Laurel, MD 20708.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
152352 (3-19,3-26,4-2)

Anthony Kratz, Esq.
Lewicky, O'Connor, Hunt & Meiser LLC
8110 Maple Lawn Blvd., Suite 160
Fulton, Maryland 20759
410-489-1996

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EDWARD J. SCARCIA

Notice is given that Jeffrey Scarcia, whose address is 13629 Highland Road, Clarksville, Maryland 21029, was on March 6, 2026 appointed Personal Representative of the estate of EDWARD J. SCARCIA who died on November 5, 2025 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 6th day of September, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 6th day of September, 2026.

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

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

JEFFREY SCARCIA
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 140150
152321 (3-19,3-26,4-2)

NOTICE

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

vs.
Gregory P. Boone
5609 Ottawa Street
Oxon Hill, MD 20745
Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. C-16-CV-25-00248**

Notice is hereby given this 12th day of March, 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 13th day of April, 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 13th day of April, 2026.

The Report of Sale states the amount of the foreclosure sale price to be \$294,175.00. The property sold herein is known as 5609 Ottawa Street, Oxon Hill, MD 20745.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
152350 (3-19,3-26,4-2)

LEGALS

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
CARLTON ANSARI
Estate No.: 136984**

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Terra Ansari for judicial probate of the will dated June 12, 2013 and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on April 13, 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

152236 (3-12,3-19)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
PHYLLIS CHESLEY
Estate No.: 137452**

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Christina Taylor 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 22, 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

152237 (3-12,3-19)

LEGALS

Shari H. Fleming, Esq.
The Law Office of Shari Fleming
10821 Red Run Blvd., Suite 1611
Owings Mills, MD 21117
410-316-6800

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MCKINLEY-BEN MILLER

Notice is given that Teri R. C. Williams Smith, whose address is 603 Lanark Way, Silver Spring, MD 20901, was on March 9, 2026 appointed Personal Representative of the estate of MCKINLEY-BEN MILLER 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 personal representative or the attorney.

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

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

TERI R. C. WILLIAMS SMITH
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 140693
152322 (3-19,3-26,4-2)

NOTICE

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

vs.
Carlos Barksdale
2608 Saint Marys View Road
Accokeek, MD 20607
Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. C-16-CV-22-00062**

Notice is hereby given this 11th day of March, 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 10th day of April, 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 10th day of April, 2026.

The Report of Sale states the amount of the foreclosure sale price to be \$408,739.09. The property sold herein is known as 2608 Saint Marys View Road, Accokeek, MD 20607.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
152348 (3-19,3-26,4-2)

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

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CROSBY TROXLER, JR.

Notice is given that Cathy J. Troxler, whose address is 4334 Eagle Ct, Waldorf, MD 20603, was on February 26, 2026 appointed Personal Representative of the estate of CROSBY TROXLER, JR. who died on January 28, 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 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 26th 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.

CATHY J. TROXLER
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 140617
152247 (3-12,3-19,3-26)

LEGALS

NOTICE

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

vs.
Camille L. Grayson
145 Riverhaven Drive, Unit #233
and parking space nos A153 and A154
Oxon Hill, MD 20745
Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. C-16-CV-25-00650**

Notice is hereby given this 12th day of March, 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 13th day of April, 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 13th day of April, 2026.

The Report of Sale states the amount of the foreclosure sale price to be \$391,500.00. The property sold herein is known as 145 Riverhaven Drive, Unit #233 and parking space nos A153 and A154, Oxon Hill, MD 20745.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
152351 (3-19,3-26,4-2)

LEGALS

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
YVONNE TAYLOR
Estate No.: 137450**

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Orhan K. Omer 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 22, 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

*The Prince
George's Post
Newspaper*

Call (301) 627-0900

or

Fax (301) 627-6260

*Your Newspaper
of
Legal Record*

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GREGORY D HOLLIDAY

Notice is given that Patricia L Holliday, whose address is 11803 Liliun Ln, Glenn Dale, MD 20769-9041, was on March 10, 2026 appointed Personal Representative of the estate of GREGORY D HOLLIDAY, who died on November 8, 2025 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 10th day of September, 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 10th day of September, 2026.

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

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

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

PATRICIA L HOLLIDAY
Personal Representative

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

Estate No. 140658
152340 (3-19,3-26,4-2)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
YVONNE FLOWERS-BROWN

Notice is given that Brooke Brown, whose address is 2814 Gaither St, Temple Hills, MD 20748, was on March 6, 2026 appointed Personal Representative of the estate of YVONNE FLOWERS-BROWN, who died on December 15, 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 6th day of September, 2026.

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

BROOKE BROWN
Personal Representative

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

Estate No. 139455
152341 (3-19,3-26,4-2)

LEGALS

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

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

**3911 CLAIRTON DRIVE
BOWIE, MD 20721**

By authority contained in a Deed of Trust dated February 23, 2006 and recorded in Liber 24661, Folio 609, modified by Loan Modification Agreement recorded on March 17, 2022, at Liber No. 47297, Folio 116, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$507,000.00, and an interest rate of 4.625%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

MARCH 24, 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 \$43,000.00 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

152132 (3-5,3-12,3-19)

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**

**1264 PALMER ROAD
FORT WASHINGTON, MD 20744**

By authority contained in a Deed of Trust dated March 16, 2017 and recorded in Liber 39487, Folio 22, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$125,400.00, 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 24, 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 \$8,300.00 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

152135 (3-5,3-12,3-19)

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

**In The Estate Of:
MATTIE JEAN COX**
Estate No.: 138231

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

**In The Estate Of:
ALICE JONES
AKA ALICE BRAXTON JONES**
Estate No.: 139703

**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 **May 12, 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

152232 (3-12,3-19)

NOTICE

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

v.

Agbeko Desmond Woyome

AND

Celestine Enyonam Woyome

14005 Gullivers Trail
Bowie, MD 20720
Defendants

**In the Circuit Court for Prince
George's County, Maryland
Case No. C-16-CV-25-003072**

Notice is hereby given this 11th day of March, 2026, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, unless cause to the contrary thereof be shown on or before the 10th day of April, 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 10th day of April, 2026.

The Report of Sale states the amount of the foreclosure sale price to be \$364,000.00. The property sold herein is known as 14005 Gullivers Trail, Bowie, MD 20720.

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

True Copy—Test:
Mahasin El Amin, Clerk
152346 (3-19,3-26,4-2)

NOTICE

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

v.

Phyllis Johnson,
a/k/a Phyllis C. Johnson
7237 Donnell Place
District Heights, MD 20747
Defendant

**In the Circuit Court for Prince
George's County, Maryland
Case No. C-16-CV-25-006032**

Notice is hereby given this 11th day of March, 2026, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, unless cause to the contrary thereof be shown on or before the 10th day of April, 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 10th day of April, 2026.

The Report of Sale states the amount of the foreclosure sale price to be \$79,848.00. The property sold herein is known as 7237 Donnell Place, District Heights, MD 20747.

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

True Copy—Test:
Mahasin El Amin, Clerk
152347 (3-19,3-26,4-2)

LEGALS

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

**In The Estate Of:
JIA-QIN SHEN**
Estate No.: 136340

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Yi Shen for judicial probate of the will dated December 10, 2024 and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **April 13, 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

152234 (3-12,3-19)



LEGALS

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

**In The Estate Of:
JIA-QIN SHEN**
Estate No.: 136340

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Jia J Shen for judicial probate of the will dated December 10, 2024 and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **April 13, 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

152235 (3-12,3-19)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ALPHONSO JOSEPH HARRISON JR.

Notice is given that Vivian Long, whose address is 5457 Madison Way Apt 8, Hyattsville, MD 20784-1053, was on March 3, 2026 appointed Personal Representative of the estate of ALPHONSO JOSEPH HARRISON JR., who died on May 9, 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 September, 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 September, 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.

VIVIAN LONG
Personal Representative

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

Estate No. 140505
152342 (3-19,3-26,4-2)

LEGALS

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

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

**703 59TH AVENUE
FAIRMOUNT HEIGHTS, MD 20743**

By authority contained in a Deed of Trust dated October 26, 2022 and recorded in Liber 48376, Folio 39, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$197,625.00, and an interest rate of 10.49%, 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 24, 2026 AT 11:30 AM

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

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

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

Richard E. Solomon, et al.,
Substitute Trustees

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

152131 (3-5,3-12,3-19)

Proudly Serving
Prince George's County
Since 1932

LEGALS

NOTICE OF INTENT TO DISPOSE OF IMPOUNDED VEHICLES

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

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

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

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

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

YEAR	MAKE	MODEL	VIN
2014	Ford	Expedition	1FMJU2A53BEF21746
2000	Nissan	Altima	1N4DL01A5YC132848
2012	Dodge	Caravan	2C3CDYBT9CH238909
2002	Dodge	Caravan	2B4GP44382R681780
2016	Volkswagen	Golf GTI	3VW4T7AU4GM045448
2007	BMW	530XI	WBANN73517CN04800
2012	Chrysler	200	1C3CCBB3CN137377
2020	Volkswagen	Jetta	3VWC57BU6LM104028
2007	Saturn	Ion	1G8AN15F77Z143231
2017	Chevy	Camaro	1G1FA1RX3H0176400
2018	Nissan	Versa	3N1CN7AP6JL875870
1997	Toyota	Camry	4T1BF22K0VU030399
2012	Chevy	Equinox	1GNKRGED9CJ144591
2008	Volkswagen	Jetta	3VWRZ71K18M077925
2005	Lincoln	Town Car	1LNHM82W45Y637730

152356 (3-19)

LEGALS

Public Feedback Needed for Annual Action Plan

The City of Bowie is seeking public input for the FY2027 Annual Action Plan for the City's Community Development Block Grant program. The Annual Action Plan provides the City's planned programs and resource allocations for the implementation of objectives outlined in the Five Year Strategy Plan, which is included in the [Consolidated Plan for Community Development](#).

The Five Year Strategy Plan identifies community needs and proposed solutions in the areas of Housing, Special Needs, Economic Development, and Non-Housing Community Development. The City's CDBG programs are the [Housing Rehabilitation program](#), [Fair Housing Training](#), and the [Workforce Development & Life Skills Training program](#). These programs are available for residents throughout the City.

Two public hearings will be held at Bowie City Hall, 15901 Fred Robinson Way, Bowie, MD 20716 and online on Wednesday April 8, 2026, and on Wednesday April 22, 2026, both starting at 7 pm. Registration links can be found on the Annual Action Plan page, www.cityofbowie.org/AAP

Daniel Mears,
Acting City Manager

152357 (3-19,4-9)

LEGALS

CITY OF GREENBELT PUBLIC NOTICE

REVISION NEW DATE: The City of Greenbelt will be installing stop sign monitoring systems in accordance with §21-707.1 of the Maryland Transportation Article and Ordinance O-11-2025. These monitors will be located at Southway, NE at Ridge Rd; Ridge Road, NE at Gardenway; Ridge Rd SE, at Laurel Hill Rd; Cherrywood Ln, N at Breezewood Dr; Springhill Dr, E at Edmonston Dr; Springhill Dr, NW at Cherrywood Ln. Ticketing for violations will begin on April 24th. Violations for a stop sign infraction will be \$40. For questions regarding this program, you can reach the city's office at (301) 474-7200 or visit greenbeltnmd.gov.

152371 (3-19)

The Prince George's Post
Serving Prince George's County

Call 301-627-0900

LEGALS

Byrd & Byrd, LLC
Joshua Winger
14300 Gallant Fox Lane, Suite 120
Bowie, Maryland 20715
301-464-7448

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **BEATRICE COLLEEN ROLLINS**

Notice is given that Margaret C. Rollins, whose address is 8006 Clubhouse Drive, New Bern, North Carolina 28562, was on February 20, 2026 appointed Personal Representative of the estate of BEATRICE COLLEEN ROLLINS who died on April 9, 2012 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 20th 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.

MARGARET C. ROLLINS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 140524
152171 (3-5,3-12,3-19)



LEGALS

Samantha Granderson Esq
4450 Mitchellville Road Suite 1244
Bowie, MD 20716
301-615-9520

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **SHIRLEY JEAN BEARD**

Notice is given that Deirdre Lynn Beard, whose address is 2006 Sheridan St, Hyattsville, MD 20782, was on February 19, 2026 appointed Personal Representative of the estate of SHIRLEY JEAN BEARD, who died on August 3, 2024 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 19th 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 19th 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.

DEIRDRE LYNN BEARD
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 138955
152178 (3-5,3-12,3-19)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **CELESTINE R BROWN**

Notice is given that Artise Anderson, whose address is 243 Clare Rd, Ontario, OH 44906-1363, was on March 2, 2026 appointed Personal Representative of the estate of CELESTINE R BROWN, who died on February 19, 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 2nd day of September, 2026.

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

ARTISE ANDERSON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 140637
152257 (3-12,3-19,3-26)

LEGALS

Paulette Lundy, Esq.
8825 Stanford Blvd., Suite 140
Columbia, Maryland 21045
410-405-7996

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **GARY RICHARD SMALL, SR.**

Notice is given that James Fred Small, whose address is 13037 Marquette Lane, Bowie, Maryland 20715, was on February 17, 2026 appointed Personal Representative of the estate of GARY RICHARD SMALL, SR., who died on October 25, 2025 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 17th 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 17th 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.

JAMES FRED SMALL
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 139673
152182 (3-5,3-12,3-19)

LEGALS

Jill A. Snyder, Esq.
Law Office of Jill A. Snyder, LLC
17 Windflower Court
Reisterstown, MD 21136
410-864-8788

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **STEVEN CRAIG JOHNSON**

Notice is given that Portia L. Henry, whose address is 6 Stable Court, Owings Mills, MD 21117, and Jacqueline P. Jones, whose address is 2200 Maple Hill Court, Baltimore, MD 21207, were on February 20, 2026 appointed Co-Personal Representatives of the estate of STEVEN CRAIG JOHNSON who died on December 9, 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 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 20th 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 20th 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.

PORTIA L. HENRY
JACQUELINE P. JONES
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. 140531
152186 (3-5,3-12,3-19)

LEGALS

Julian Moss, Esquire
Parker Simon Law LLC
110 N. Washington Street, Suite 500
Rockville, MD 20850
301-656-5775

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **GERALD FRANK ALSTON**

Notice is given that Michelle Simon, Esquire, whose address is 110 N Washington St Ste 500, Rockville, MD 20850-2230, was on February 17, 2026 appointed Personal Representative of the estate of GERALD FRANK ALSTON, who died on December 13, 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.

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

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

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

MICHELLE SIMON, ESQUIRE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 138025
152191 (3-5,3-12,3-19)

A. Wayne Hood
2525 Elvans Rd SE
Washington, DC 20020
301-523-2831

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **ANGELA RENEE KNIGHT**

Notice is given that Wayne Johnson, Jr., whose address is 3409 Manders Place, Springdale, MD 20774, and Candace Renee Johnson, whose address is 5 Parkside Drive, Jamesburg, NJ 08831-1602, were on February 25, 2026 appointed Co-Personal Representatives of the estate of ANGELA RENEE KNIGHT who died on January 21, 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 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 25th 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 25th 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.

WAYNE JOHNSON, JR.
CANDACE RENEE JOHNSON
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. 140560
152187 (3-5,3-12,3-19)

Julian Moss Esq
401 N Washington St, Ste 445
Rockville, MD 20850-0707
301-656-5775

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **ELIZABETH ALTHEA KING**

Notice is given that Michelle Simon, whose address is 401 N Washington St Ste 445, Rockville, MD 20850-0707, was on February 17, 2026 appointed Personal Representative of the estate of ELIZABETH ALTHEA KING, who died on June 8, 2021 without a will.

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

All 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 17th 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 17th 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.

MICHELLE SIMON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 135074
152192 (3-5,3-12,3-19)

The Prince George's Post

Your Newspaper of Legal Record
Call (301) 627-0900 | Fax (301) 627-6260

LEGALS

ORDER OF PUBLICATION

OPPIDAN INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
Plaintiff

vs.

LYNNE DAVID;
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:

14019 JUSTIN WAY, UNIT B
LAUREL MD 20707

AND

Unknown Owner of the property 14019 JUSTIN WAY, UNIT B described as follows: Property Tax ID 10-1040500 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-26-000933

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:

1743 SQ FT & IMPS THE TIERS OF LAUREL Assmt 201,100 Lib and FI 49162/0506 and assessed to LYNNE DAVID, also known as 14019 JUSTIN WAY, UNIT B, LAUREL MD 20707, Tax Account No. 10-1040500.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.

It is thereupon this 23rd 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 20th day of March, 2026, warning all persons interested in the property to appear in this Court by the 28th 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
152139 (3-5,3-12,3-19)

ORDER OF PUBLICATION

OPPIDAN INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
Plaintiff

vs.

ERIC ASANANSI;
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:

6117 BALFOUR DR
HYATTSVILLE MD 20782

AND

Unknown Owner of the property 6117 BALFOUR DR described as follows: Property Tax ID 17-1853076 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-26-001050

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:

5850 SQ FT LOT 5 BLK B SUB CAR-RINGTON Assmt 426,300 Lib and FI 38563/0569 and assessed to ERIC ASANANSI and, also known as 6117 BALFOUR DR, HYATTSVILLE MD 20782, Tax Account No. 17-1853076.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.

It is thereupon this 24th 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 20th day of March, 2026, warning all persons interested in the property to appear in this Court by the 28th 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
152144 (3-5,3-12,3-19)

LEGALS

ORDER OF PUBLICATION

LATAYA BYRD
Plaintiff,

V.

HARRIET A. CLAY

AND

All persons having or claiming to have an interest in the property situate and lying in PRINCE GEORGE'S COUNTY and known as:

23007 BOOKER WASHINGTON AVENUE
AQUASCO, MD 20608

AND DESCRIBED ON THE TAX ROLL OF THE DIRECTOR OF FINANCE AS FOLLOWS: LOTS 23.24, 6,029.0000 SQ. FT. CEDAR HAVEN, BLK 9, ASSMT \$1,200 LIB 03822 FL 170

AND

PRINCE GEORGE'S COUNTY, MARYLAND
SERVE ON: RHONDA L. WEAVER,
COUNTY ATTORNEY

Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-26-00929

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:

All that property in Prince George's County described as: LOTS 23.24, 6,029.0000, SQ. FT. CEDAR HAVEN, BLK 9, ASSMT \$1,200 LIB 03822 FL 170, AND ASSESSED TO HARRIET A. CLAY.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.

It is thereupon this 23rd 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 20th day of March, 2026, warning all persons interested in the property to appear in this Court by the 28th 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
152140 (3-5,3-12,3-19)



ORDER OF PUBLICATION

OPPIDAN INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
Plaintiff

vs.

PETER GARCIA;
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:

6515 BOCK TERRACE
OXON HILL MD 20745

AND

Unknown Owner of the property 6515 BOCK TERRACE described as follows: Property Tax ID 12-1301415 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-26-001252

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:

10000 SQ FT & IMPS LOT 49 BLK A LIVINGSTON OAKS Assmt 299,700 Lib and FI 20998/0303 and assessed to PETER GARCIA and also known as 6515 BOCK TERRACE, OXON HILL MD 20745, Tax Account No. 12-1301415.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.

It is thereupon this 9th day of March, 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 3rd day of April, 2026, warning all persons interested in the property to appear in this Court by the 12th day of May, 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
152294 (3-19,3-26,4-2)

LEGALS

LM File No.: 4533-00002

LEWIS MCDANIELS, LLC
41 N Market St.
Frederick, Maryland 21701

ORDER OF PUBLICATION

SEBRA Investments, LLC,
Plaintiff,

vs.

Jemal's Forbes Court L.L.C.; Prince George's County, Maryland; and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as 1.2850 Acres. & Imps. Maryland Corporate Lot 11 Assmt \$235,233 FI 573 and being identified on the Tax Roll as Parcel ID: 14-1675545, and which may be known as 7610 Forbes Ct., Lanham, MD 20706, 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, any and all persons that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, described as 1.2850 Acres. & Imps. Maryland Corporate Lot 11 Assmt \$235,233 FI 573 and being identified on the Tax Roll as Parcel ID: 14-1675545, and which may be known as 7610 Forbes Ct., Lanham, MD 20706,

Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-26-001308 (TAX SALE)

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

described as 1.2850 Acres. & Imps. Maryland Corporate Lot 11 Assmt \$235,233 FI 573 and being identified on the Tax Roll as Parcel ID: 14-1675545, and which may be known as 7610 Forbes Ct., Lanham, MD 20706.

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

It is thereupon this 9th day of March, 2026, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, the last insertion on or before the 3rd day of April, 2026, warning all persons interested in the property to appear in this Court by the 12th day of May, 2026, and redeem their property and/or answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to 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
152295 (3-19,3-26,4-2)

Spectrum 95 Blk C Assmt \$377,600 Lib 13614 FI 143 and being identified on the Tax Roll as Parcel ID: 18-3331428, and which may be known as 8000 Jericho City Dr., Landover, MD 20785.

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

It is thereupon this 9th day of March, 2026, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, the last insertion on or before the 3rd day of April, 2026, warning all persons interested in the property to appear in this Court by the 12th day of May, 2026, and redeem their property and/or answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to 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
152296 (3-19,3-26,4-2)

LEGALS

LM File No.: 4533-00006

LEWIS MCDANIELS, LLC
41 N Market St.
Frederick, Maryland 21701

ORDER OF PUBLICATION

SEBRA Investments, LLC,
Plaintiff,

vs.

Crespo General Contracting, LLC; Atlantic Union Bank, successor by merger to Sandy Spring Bank; Kamille Carrington, Trustee; Susan Paschal, Trustee; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as Lots 24.25 9,324.0000 Sq.Ft. & Imps. Maryland Park Bk 3 Assmt \$418,200 Lib 49921 FI 212 and being identified on the Tax Roll as Parcel ID: 18-2072213, and which may be known as 6168 Old Central Ave., Capitol Heights, MD 20743, 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, any and all persons that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, described as Lots 24.25 9,324.0000 Sq.Ft. & Imps. Maryland Park Bk 3 Assmt \$418,200 Lib 49921 FI 212 and being identified on the Tax Roll as Parcel ID: 18-2072213, and which may be known as 6168 Old Central Ave., Capitol Heights, MD 20743,

Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-26-001305 (TAX SALE)

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

described as Lots 24.25 9,324.0000 Sq.Ft. & Imps. Maryland Park Bk 3 Assmt \$418,200 Lib 49921 FI 212 and being identified on the Tax Roll as Parcel ID: 18-2072213, and which may be known as 6168 Old Central Ave., Capitol Heights, MD 20743.

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

It is thereupon this 9th day of March, 2026, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, the last insertion on or before the 3rd day of April, 2026, warning all persons interested in the property to appear in this Court by the 12th day of May, 2026, and redeem their property and/or answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to 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
152284 (3-19,3-26,4-2)

Proudly Serving Prince George's County Since 1932

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF DOUGLAS JOHNSON JR

Notice is given that Ayanna Johnson, whose address is 707 Montrose Ave, Laurel, MD 20707-3831, was on March 10, 2026 appointed personal representative of the small estate of Douglas Johnson Jr, who died on October 25, 2025 without a will.

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

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

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

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

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

AYANNA 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. 140487
152305 (3-19)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF GREGORY LOUIS DANIELS

Notice is given that Aisha Daniels, whose address is 3906 Regency Pkwy Apt 306, Suitland, MD 20746-2281, was on March 5, 2026 appointed personal representative of the small estate of Gregory Louis Daniels, who died on August 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 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.

AISHA DANIELS
Personal Representative

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

Estate No. 139560
152306 (3-19)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF LINDA YVETTE WILLIAMS

Notice is given that Hope Beavers, whose address is 12714 Marlton Center Dr, Upper Marlboro, MD 20772-5141, was on March 4, 2026 appointed personal representative of the small estate of Linda Yvette Williams, who died on February 25, 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 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.

HOPE BEAVERS
Personal Representative

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

Estate No. 140677
152307 (3-19)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF SAMUEL JUNIOR WILLIAMS

Notice is given that Alice Williams, whose address is 3801 Webster Pl, Fort Washington, MD 20744-1732, was on March 4, 2026 appointed personal representative of the small estate of Samuel Junior Williams, who died on May 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.

ALICE WILLIAMS
Personal Representative

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

Estate No. 139869
152308 (3-19)

LEGALS

LM File No.: 4533-00011

LEGALS

ORDER OF PUBLICATION

Zero Dot, LLC
c/o Eskin Law, LLC
1700 Reisterstown Road, Suite 212
Pikesville, MD 21208
Plaintiff,
v.

THOMAS SYLVESTER WILLIAMS, AND THE TESTATE AND INTESTATE SUCCESSORS OF THOMAS SYLVESTER WILLIAMS, BELIEVED TO BE DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE INDIVIDUAL BELIEVED TO BE DECEASED

Prince George's County
Office of Finance of Prince George's County

State of Maryland
Office of the Attorney General

ADELIA H. WILLIAMS, AND THE TESTATE AND INTESTATE SUCCESSORS OF ADELIA H. WILLIAMS, BELIEVED TO BE DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE INDIVIDUAL BELIEVED TO BE DECEASED

All unknown owners of the property (6006 RIGGS RD HYATTSVILLE 20783 being known as District - 17 Account Identifier - 1980432 with a legal description of RESUB on the Tax Roll of the Director of Finance), 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 any and all persons having or claiming to have any interest in the property.

Defendants

In the Circuit Court for Prince George's County

Case No.: C-16-CV-26-001362

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 6006 RIGGS RD HYATTSVILLE 20783 being known as District - 17 Account Identifier - 1980432 with a legal description of RESUB on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George's County, State of Maryland to Zero Dot, LLC, the Plaintiff.

A description of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: 6006 RIGGS RD HYATTSVILLE 20783 being known as District - 17 Account Identifier - 1980432 with a legal description of RESUB on the Tax Roll of the Director of Finance.

The complaint states, among other things, that the amount necessary for redemption has not been paid.

It is thereupon this 10th day of March, 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 consecutive weeks, warning all persons interested in the property to appear before this Court by the 12th day of May, 2026, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting title to the property in Plaintiff, free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
152299 (3-19-3-26-4-2)

ORDER OF PUBLICATION

Custom 25, LLC
c/o Eskin Law, LLC
1700 Reisterstown Road, Suite 212
Pikesville, MD 21208
Plaintiff,
v.

RAYMOND HOUSE
Prince George's County

Office of Finance of Prince George's County

State of Maryland
Office of the Attorney General

LEGACY MORTGAGE ASSET TRUST 2021-SLC

ROSITA HOUSE
MARK DIXON
TIMOTHY BUTT

All unknown owners of the property (3010 SAVOY LN BOWIE 20715 being known as District - 07 Account Identifier - 0686857 with a legal description of 9,914.0000 Sq.Ft. & Imps. Somerset At Belair Lot 3 Blk 16 Assmt \$410,333 Lib 03985 Fl 586 and assessed to House Raymond & Rosita. on the Tax Roll of the Director of Finance), 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 any and all persons having or claiming to have any interest in the property.

Defendants

In the Circuit Court for Prince George's County

Case No.: C-16-CV-26-001363

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 3010 SAVOY LN BOWIE 20715 being known as District - 07 Account Identifier - 0686857 with a legal description of 9,914.0000 Sq.Ft. & Imps. Somerset At Belair Lot 3 Blk 16 Assmt \$410,333 Lib 03985 Fl 586 and assessed to House Raymond & Rosita. on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George's County, State of Maryland to Custom 25, LLC, the Plaintiff.

A description of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: 3010 SAVOY LN BOWIE 20715 being known as District - 07 Account Identifier - 0686857 with a legal description of 9,914.0000 Sq.Ft. & Imps. Somerset At Belair Lot 3 Blk 16 Assmt \$410,333 Lib 03985 Fl 586 and assessed to House Raymond & Rosita. on the Tax Roll of the Director of Finance.

The complaint states, among other things, that the amount necessary for redemption has not been paid.

It is thereupon this 10th day of March, 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 consecutive weeks, warning all persons interested in the property to appear before this Court by the 12th day of May, 2026, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting title to the property in Plaintiff, free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
152300 (3-19-3-26-4-2)

LEGALS

ORDER OF PUBLICATION

Custom 25, LLC
c/o Eskin Law, LLC
1700 Reisterstown Road, Suite 212
Pikesville, MD 21208
Plaintiff,
v.

FELICE HILL, TRUSTEE, OF THE KHARI JAREL GIBSON IRREVOCABLE SUPPLEMENTAL NEEDS TRUST

Prince George's County

Office of Finance of Prince George's County

State of Maryland
Office of the Attorney General

ROBERT GIBSON, TRUSTEE, OF THE KHARI JAREL GIBSON IRREVOCABLE SUPPLEMENTAL NEEDS TRUST

All unknown owners of the property (3306 ALMADEN CT BOWIE 20716 being known as District - 07 Account Identifier - 0769125 with a legal description of 10,543.0000 Sq.Ft. & Imps. Mitchellville East Lot 6 Blk Q Assmt \$483,767 Lib 22064 Fl 026 and assessed to Gibson Khari J Irr Supp Needs Tr. on the Tax Roll of the Director of Finance), 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 any and all persons having or claiming to have any interest in the property.

Defendants

In the Circuit Court for Prince George's County

Case No.: C-16-CV-26-001361

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 3306 ALMADEN CT BOWIE 20716 being known as District - 07 Account Identifier - 0769125 with a legal description of 10,543.0000 Sq.Ft. & Imps. Mitchellville East Lot 6 Blk Q Assmt \$483,767 Lib 22064 Fl 026 and assessed to Gibson Khari J Irr Supp Needs Tr. on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George's County, State of Maryland to Custom 25, LLC, the Plaintiff.

A description of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: 3306 ALMADEN CT BOWIE 20716 being known as District - 07 Account Identifier - 0769125 with a legal description of 10,543.0000 Sq.Ft. & Imps. Mitchellville East Lot 6 Blk Q Assmt \$483,767 Lib 22064 Fl 026 and assessed to Gibson Khari J Irr Supp Needs Tr. on the Tax Roll of the Director of Finance.

The complaint states, among other things, that the amount necessary for redemption has not been paid.

It is thereupon this 10th day of March, 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

LEGALS

NOTICE

Laura H.G. O'Sullivan, et al.,
Substitute Trustees
Plaintiffs
vs.
Francisco Chavarria
Defendant

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

CIVIL NO. CAEF20-05591

ORDERED, ON THIS 13th day of March, 2026 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 1 Dell Place, Laurel, Maryland 20707 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 13th day of April, 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 13th day of April, 2026, next.

The report states the amount of sale to be \$219,000.00.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
152358 (3-19-3-26-4-2)

NOTICE

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

Pamela Ossie Humphrey, Personal Representative for the Estate of Berlanda Menefee-Hughes
10307 Buena Vista Avenue
Lanham, MD 20706
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. C-16-CV-25-007188

Notice is hereby given this 13th day of March, 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 13th day of April, 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 13th day of April, 2026.

The Report of Sale states the amount of the foreclosure sale price to be \$317,000.00. The property sold herein is known as 10307 Buena Vista Avenue, Lanham, MD 20706.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
152359 (3-19-3-26-4-2)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**12437 SURREY CIRCLE DRIVE
FORT WASHINGTON, MD 20744**

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

APRIL 7, 2026 AT 11:30AM

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

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

Richard E. Solomon, et al.,
Substitute Trustees

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

152368 (3-19-3-26-4-2)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**8117 RIGGS ROAD
HYATTSVILLE, MD 20783**

By authority contained in a Deed of Trust dated July 14, 2014 and recorded in Liber 36190, Folio 581, modified by Loan Modification Agreement recorded on August 22, 2024, at Liber No. 50079, Folio 512, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$230,743.00, 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

APRIL 7, 2026 AT 11:30AM

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 \$30,000.00 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

152367 (3-19-3-26-4-2)

*Serving
Prince George's
County Since 1932*

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

**10804 ASHFIELD ROAD
ADELPHI, MD 20783**

By authority contained in a Deed of Trust dated September 8, 2006 and recorded in Liber 26730, Folio 414, modified by Loan Modification Agreement recorded on May 24, 2021, at Liber No. 45566, Folio 371, and further modified by Loan Modification Agreement recorded on December 7, 2023, at Liber No. 49345, Folio 181, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$290,000.00, and an interest rate of 6.625%, 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

APRIL 7, 2026 AT 11:30AM

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 \$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.

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

152366 (3-19-3-26-4-2)

*The Prince
George's Post
Newspaper*

Call (301) 627-0900

or

Fax (301) 627-6260

*Your Newspaper
of
Legal Record*

LEGALS

ORDER OF PUBLICATION

LAND & COMMERCIAL, INC.
PROFIT SHARING PLAN
Plaintiff

v.
ST. PAUL TOWNE CENTRE, LLC and JEFFREY A. CHARLOW, ESQ. and MGK TITLE, LLC d/b/a MASTERS TITLE AND ESCROW and MINISTRY PARTNERS INVESTMENT COMPANY, LLC and SCOT R. BROWNING and JEFFREY R. DWYER, ESQ. and FRANK HENNEBERG, ESQ. and PRINCE GEORGE'S COUNTY, MD and STATE OF MARYLAND and

ALL UNKNOWN OWNERS OF THE PROPERTY DESCRIBED BELOW; ALL HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, EXECUTORS, ADMINISTRATORS, GRANTEES, ASSIGNS OR SUCCESSORS IN RIGHT, TITLE OR INTEREST, AND ANY AND ALL PERSONS HAVING OR CLAIMING TO HAVE AN INTEREST IN THE REAL PROPERTY DESCRIBED AS:

Spaulding, 6th Election District of Prince George's County, Maryland, Parcel A Eq 23.9059 Acres, 1,041,341.0000 Sq.Ft. & Imps. District Heights Plaza, Assmt \$14,651,600. Lib 40025 Fl 250 and assessed to St. Paul Towne Centre LLC under Account Number 0420596, having a street address of 6419 Marlboro Pike, District Heights, MD 20747.

Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No.: C-16-CV-26-000981**

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

Parcel A Eq 23.9059 Acres, 1,041,341.0000 Sq.Ft. & Imps. District Heights Plaza, Assmt \$14,651,600. Lib 40025 Fl 250 and assessed to St. Paul Towne Centre LLC under Account Number 0420596, being in the Spaulding, 6th Election District of Prince George's County and having a street address of 6419 Marlboro Pike, District Heights, MD 20747.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months from the date of sale have expired and that this is not owner-occupied residential property.

It is thereupon this 24th day of February, 2026 by the Circuit Court for Prince George's County, Maryland,

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, Maryland once a week for three (3) successive weeks, warning all persons interested in this property to appear in this Court by the 28th day of April, 2026 and redeem the property known as 6419 Marlboro Pike, District Heights, MD 20747 or answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in and as to the property and vesting in Plaintiff a title in fee simple 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
152203 (3-5,3-12,3-19)

LEGALS

NOTICE

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

v.
Christopher Brent
6431 Entwood Court
Fort Washington, MD 20744
Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. C-16-CV-24-005303**

Notice is hereby given this 24th 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 26th 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 26th day of March, 2026.

The Report of Sale states the amount of the foreclosure sale price to be \$234,330.00, subject to a prior Mortgage. The property sold herein is known as 6431 Entwood Court, Fort Washington, MD 20744.

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

True Copy—Test:
Mahasin El Amin, Clerk
152145 (3-5,3-12,3-19)

ORDER OF PUBLICATION

EPCOT MD LLC
Plaintiff

v.
Geneen N Harrington as Personal Representative for the Estate of Ruby Harrington

Trust Bank (Successor in Interest to Branch Banking and Trust Company)

Edward P. Barker

William J. Ziegler

Prince George's County, Maryland
S/O County Attorney

Director of Finance for Prince George's County, Maryland
S/O County Attorney

State of Maryland
S/O County Attorney

All unknown owners of the property (1618 CLEARVIEW AVE OXON HILL 20745-0000 being known as District - 12 Account Identifier - 1302702 with a legal description of 7,734.0000 Sq.Ft. & Imps. Clearview Manor Lot 3 Blk C on the Tax Roll of the Director of Finance), 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 any and all persons having or claiming to have any interest in the property.

Defendants

**IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY
Case No. C-16-CV-26-000936**

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 1618 CLEARVIEW AVE OXON HILL 20745-0000 being known as District - 12 Account Identifier - 1302702 with a legal description of 7,734.0000 Sq.Ft. & Imps. Clearview Manor Lot 3 Blk C on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George's County, State of Maryland to EPCOT MD LLC, the Plaintiff.

A description of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: 1618 CLEARVIEW AVE OXON HILL 20745-0000 being known as District - 12 Account Identifier - 1302702 with a legal description of 7,734.0000 Sq.Ft. & Imps. Clearview Manor Lot 3 Blk C on the Tax Roll of the Director of Finance.

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

It is thereupon this 23rd 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 consecutive weeks, warning all persons interested in the property to appear before this Court by the 28th day of April, 2026 and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting title to the property in Plaintiff, free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
152141 (3-5,3-12,3-19)

LEGALS

ORDER OF PUBLICATION

EPCOT MD LLC
Plaintiff

v.
James D. Wilson

Carolyn R. Wilson

Select Portfolio Servicing Inc.

Brennan Ferguson

John C. Hanrahan

Jeremy B. Wilkins

Amanda Driscole

Robert Oliveri

Paul Heinmuller
Prince George's County, Maryland
S/O County Attorney

Director of Finance for Prince George's County, Maryland
S/O County Attorney

State of Maryland
S/O County Attorney

All unknown owners of the property (7603 15TH AVE TAKOMA PARK 20912-0000 being known as District - 17 Account Identifier - 1957752 with a legal description of 8,462.0000 Sq.Ft. & Imps. Carole Highlands Lot 2 Blk YOU on the Tax Roll of the Director of Finance), 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 any and all persons having or claiming to have any interest in the property.

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY

Case No. C-16-CV-26-000939

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 7603 15TH AVE TAKOMA PARK 20912-0000 being known as District - 17 Account Identifier - 1957752 with a legal description of 8,462.0000 Sq.Ft. & Imps. Carole Highlands Lot 2 Blk YOU on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George's County, State of Maryland to EPCOT MD LLC, the Plaintiff.

A description of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: 7603 15TH AVE TAKOMA PARK 20912-0000 being known as District - 17 Account Identifier - 1957752 with a legal description of 8,462.0000 Sq.Ft. & Imps. Carole Highlands Lot 2 Blk YOU on the Tax Roll of the Director of Finance.

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

It is thereupon this 23rd 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 consecutive weeks, warning all persons interested in the property to appear before this Court by the 28th day of April, 2026 and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting title to the property in Plaintiff, free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
152142 (3-5,3-12,3-19)

ORDER OF PUBLICATION

EPCOT MD LLC
Plaintiff

v.

James T. Thom

Ruth V. Thom

Raymond Thom

Prince George's County, Maryland
S/O County Attorney

Director of Finance for Prince George's County, Maryland
S/O County Attorney

State of Maryland
S/O County Attorney

All unknown owners of the property (8018 TIFFANY LN LANHAM 20706-0000 being known as District - 20 Account Identifier - 2267821 with a legal description of 6,500.0000 Sq.Ft. & Imps. Dresden Green Lot 15 Blk B on the Tax Roll of the Director of Finance), 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 any and all persons having or claiming to have any interest in the property.

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY

Case No. C-16-CV-26-000940

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 8018 TIFFANY LN LANHAM 20706-0000 being known as District - 20 Account Identifier - 2267821 with a legal description of 6,500.0000 Sq.Ft. & Imps. Dresden Green Lot 15 Blk B on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George's County, State of Maryland to EPCOT MD LLC, the Plaintiff.

A description of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: 8018 TIFFANY LN LANHAM 20706-0000 being known as District - 20 Account Identifier - 2267821 with a legal description of 6,500.0000 Sq.Ft. & Imps. Dresden Green Lot 15 Blk B on the Tax Roll of the Director of Finance.

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

It is thereupon this 23rd 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 consecutive weeks, warning all persons interested in the property to appear before this Court by the 28th day of April, 2026 and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting title to the property in Plaintiff, free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
152143 (3-5,3-12,3-19)

LEGALS

ORDER OF PUBLICATION

EPCOT MD LLC
Plaintiff

v.
Patricia J. Wood

Prince George's County, Maryland
S/O County Attorney

Director of Finance for Prince George's County, Maryland
S/O County Attorney

State of Maryland
S/O County Attorney

All unknown owners of the property (7605 RED FOX TER CLINTON 20735-0000 being known as District - 09 Account Identifier - 0969584 with a legal description of 9,600.0000 Sq.Ft. & Imps. Fox Run Estates Lot 18 Blk E on the Tax Roll of the Director of Finance), 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 any and all persons having or claiming to have any interest in the property.

Defendants

**IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY
Case No. C-16-CV-26-000946**

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 7605 RED FOX TER CLINTON 20735-0000 being known as District - 09 Account Identifier - 0969584 with a legal description of 9,600.0000 Sq.Ft. & Imps. Fox Run Estates Lot 18 Blk E on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George's County, State of Maryland to EPCOT MD LLC, the Plaintiff.

A description of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: 7605 RED FOX TER CLINTON 20735-0000 being known as District - 09 Account Identifier - 0969584 with a legal description of 9,600.0000 Sq.Ft. & Imps. Fox Run Estates Lot 18 Blk E on the Tax Roll of the Director of Finance.

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

It is thereupon this 24th 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 consecutive weeks, warning all persons interested in the property to appear before this Court by the 28th day of April, 2026 and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting title to the property in Plaintiff, free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
152195 (3-5,3-12,3-19)

LEGALS

ORDER OF PUBLICATION BY POSTING

KENDALL

VS.

KENDALL

**In the Circuit Court for Prince George's County, Maryland
Case Number: CAD16-00575**

ORDERED, ON THIS 20th day of February, 2026, by the Circuit Court for Prince George's County MD:

That the Defendant, **Dennis Kendall** is hereby notified that the Plaintiff, has filed a PETITION TO MODIFY CUSTODY naming him/her as the defendant and stating that the Defendant's last known address is: 907 Karen Blvd Capitol Heights, MD 20747 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 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 DEFENDANT, DENNIS KENDALL, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 21st day of April, 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
152112 (3-5,3-12,3-19)

LEGALS

ORDER OF PUBLICATION

EPCOT MD LLC
Plaintiff

v.
Isaac Osborne Wills

Ellen R. Wills

Prince George's County, Maryland
S/O County Attorney

Director of Finance for Prince George's County, Maryland
S/O County Attorney

State of Maryland
S/O County Attorney

All unknown owners of the property (7806 SUNNY LN DISTRICT HEIGHTS 20747-0000 being known as District - 06 Account Identifier - 0424820 with a legal description of 11,887.0000 Sq.Ft. & Imps. Sunny Acres Lot 119 on the Tax Roll of the Director of Finance), 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 any and all persons having or claiming to have any interest in the property.

Defendants

**IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY
Case No. C-16-CV-26-000948**

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 7806 SUNNY LN DISTRICT HEIGHTS 20747-0000 being known as District - 06 Account Identifier - 0424820 with a legal description of 11,887.0000 Sq.Ft. & Imps. Sunny Acres Lot 119 on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George's County, State of Maryland to EPCOT MD LLC, the Plaintiff.

A description of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: 7806 SUNNY LN DISTRICT HEIGHTS 20747-0000 being known as District - 06 Account Identifier - 0424820 with a legal description of 11,887.0000 Sq.Ft. & Imps. Sunny Acres Lot 119 on the Tax Roll of the Director of Finance.

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

It is thereupon this 24th 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 consecutive weeks, warning all persons interested in the property to appear before this Court by the 28th day of April, 2026 and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting title to the property in Plaintiff, free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
152196 (3-5,3-12,3-19)

LEGALS

NOTICE

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

v.

Bruce Stephenson

AND

95 East Wayne Ave #209 LLC

1005 Chillum Road, Unit 220
Hyattsville, MD 20782
Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No. C-16-CV-25-006145**

Notice is hereby given this 23rd 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 23rd 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 23rd day of March, 2026.

The Report of Sale states the amount of the foreclosure sale price to be \$60,049.24. The property sold herein is known as 1005 Chillum Road, Unit 220, Hyattsville, MD 20782.

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

True Copy—Test:
Mahasin El Amin, Clerk
152137 (3-5,3-12,3-19)

ORDER OF PUBLICATION

EPCOT MD LLC
Plaintiff

v.
The Estate of Anna M. Weathers

Citibank F.S.B.

Wymond J. Duncan

Stanley G. Elmore

Prince George's County, Maryland
S/O County Attorney

Director of Finance for Prince George's County, Maryland
S/O County Attorney

State of Maryland
S/O County Attorney

All unknown owners of the property (7715 SWAN TER LANDOVER 20785-0000 being known as District - 18 Account Identifier - 2052371 with a legal description of 1,540.0000 Sq.Ft. & Imps. Willow Hills- Resu Lot 115 Blk B on the Tax Roll of the Director of Finance), 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 any and all persons having or claiming to have any interest in the property.

Defendants

**IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY
Case No. C-16-CV-26-000949**

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 7715 SWAN TER LANDOVER 20785-0000 being known as District - 18 Account Identifier - 2052371 with a legal description of 1,540.0000 Sq.Ft. & Imps. Willow Hills- Resu Lot 115 Blk B on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George's County, State of Maryland to EPCOT MD LLC, the Plaintiff.

A description of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: 7715 SWAN TER LANDOVER 20785-0000 being known as District - 18 Account Identifier - 2052371 with a legal description of 1,540.0000 Sq.Ft. & Imps. Willow Hills- Resu Lot 115 Blk B on the Tax Roll of the Director of Finance.

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

It is thereupon this 24th 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 consecutive weeks, warning all persons interested in the property to appear before this Court by the 28th day of April, 2026 and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting title to the property in Plaintiff, free of all liens and encumbrances.

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

LEGALS

ORDER OF PUBLICATION

EPCOT MD LLC Plaintiff

v.

Mary A. Smith
Prince George's County, Maryland
S/O County Attorney

Director of Finance for Prince George's County, Maryland
S/O County Attorney

State of Maryland
S/O County Attorney

All unknown owners of the property (1108 OAKDALE DR HYATTSVILLE 20782-0000 being known as District - 17 Account Identifier - 1866359 with a legal description of 6,000.0000 Sq.Ft. & Imps. Oakdale Terrace Lot 8 Blk B on the Tax Roll of the Director of Finance), 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 any and all persons having or claiming to have any interest in the property.

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY

Case No. C-16-CV-26-000951

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 1108 OAKDALE DR HYATTSVILLE 20782-0000 being known as District - 17 Account Identifier - 1866359 with a legal description of 6,000.0000 Sq.Ft. & Imps. Oakdale Terrace Lot 8 Blk B on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George's County, State of Maryland to EPCOT MD LLC, the Plaintiff.

A description of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: 1108 OAKDALE DR HYATTSVILLE 20782-0000 being known as District - 17 Account Identifier - 1866359 with a legal description of 6,000.0000 Sq.Ft. & Imps. Oakdale Terrace Lot 8 Blk B on the Tax Roll of the Director of Finance.

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

It is thereupon this 24th 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 consecutive weeks, warning all persons interested in the property to appear before this Court by the 28th day of April, 2026 and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting title to the property in Plaintiff, free of all liens and encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
152198 (3-5,3-12,3-19)

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

NOTICE

Laura H.G. O'Sullivan, et al.,
Substitute Trustees Plaintiffs

vs.

Rona Russell-McKnight and
Junior T. McKnight Defendants

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

CIVIL NO. C-16-CV-25-004274

ORDERED, this 25th day of February, 2026 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 1104 Winding Brook Court, Bowie, Maryland 20721 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 25th 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 25th day of March, 2026, next.

The report states the amount of sale to be \$474,000.00.

MAHASIN EL AMIN
Clerk of the Circuit Court Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
152194 (3-5,3-12,3-19)

ORDER OF PUBLICATION

EPCOT MD LLC Plaintiff

v.

Cynthia O Reeder as Personal Representative for the Estate of Sylvia O. Reeder

Prince George's County, Maryland
S/O County Attorney

Director of Finance for Prince George's County, Maryland
S/O County Attorney

All unknown owners of the property (7216 GIDDINGS DR CAPITOL HEIGHTS 20743-0000 being known as District - 18 Account Identifier - 2083186 with a legal description of 10,149.0000 Sq.Ft. & Imps. Yorkshire Knolls Lot 25 Blk E on the Tax Roll of the Director of Finance), 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 any and all persons having or claiming to have any interest in the property.

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY

Case No. C-16-CV-26-000952

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 7216 GIDDINGS DR CAPITOL HEIGHTS 20743-0000 being known as District - 18 Account Identifier - 2083186 with a legal description of 10,149.0000 Sq.Ft. & Imps. Yorkshire Knolls Lot 25 Blk E on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George's County, State of Maryland to EPCOT MD LLC, the Plaintiff.

A description of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: 7216 GIDDINGS DR CAPITOL HEIGHTS 20743-0000 being known as District - 18 Account Identifier - 2083186 with a legal description of 10,149.0000 Sq.Ft. & Imps. Yorkshire Knolls Lot 25 Blk E on the Tax Roll of the Director of Finance.

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

It is thereupon this 24th 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 consecutive weeks, warning all persons interested in the property to appear before this Court by the 28th day of April, 2026 and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting title to the property in Plaintiff, free of all liens and encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
152199 (3-5,3-12,3-19)

NOTICE

Laura H.G. O'Sullivan, et al.,
Substitute Trustees Plaintiffs

vs.

Estate of Sylvia L. Thomas and Estate of Jacob H. Thomas Defendant

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

CIVIL NO. CAEF20-01883

ORDERED, this 26th day of February, 2026 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 9938 Elm Street, Lanham, Maryland 20706 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 26th 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 26th day of March, 2026, next.

The report states the amount of sale to be \$462,978.00.

MAHASIN EL AMIN
Clerk of the Circuit Court Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
152204 (3-5,3-12,3-19)

LEGALS

ORDER OF PUBLICATION

EPCOT MD LLC Plaintiff

v.

Terrea Brown as personal Representative for the Estate of Beatrice Pagan

Prince George's County, Maryland
S/O County Attorney

Director of Finance for Prince George's County, Maryland
S/O County Attorney

All unknown owners of the property (1200 BURKETON RD HYATTSVILLE 20783-0000 being known as District - 17 Account Identifier - 1927755 with a legal description of 8,510.0000 Sq.Ft. & Imps. Ray Park Estates Lot 12 Blk L on the Tax Roll of the Director of Finance), 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 any and all persons having or claiming to have any interest in the property.

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY

Case No. C-16-CV-26-000953

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 1200 BURKETON RD HYATTSVILLE 20783-0000 being known as District - 17 Account Identifier - 1927755 with a legal description of 8,510.0000 Sq.Ft. & Imps. Ray Park Estates Lot 12 Blk L on the Tax Roll of the Director of Finance.

A description of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: 1200 BURKETON RD HYATTSVILLE 20783-0000 being known as District - 17 Account Identifier - 1927755 with a legal description of 8,510.0000 Sq.Ft. & Imps. Ray Park Estates Lot 12 Blk L on the Tax Roll of the Director of Finance.

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

It is thereupon this 24th 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 consecutive weeks, warning all persons interested in the property to appear before this Court by the 28th day of April, 2026 and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting title to the property in Plaintiff, free of all liens and encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
152200 (3-5,3-12,3-19)

NOTICE

Laura H.G. O'Sullivan, et al.,
Substitute Trustees Plaintiffs

vs.

Deborah Lee Brown
aka Deborah L. Brown Defendant

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

CIVIL NO. C-16-CV-25-006028

ORDERED, this 24th day of February, 2026 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 7258 Donnell Place, Unit C-1, District Heights, Maryland 20747 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 26th 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 26th day of March, 2026, next.

The report states the amount of sale to be \$72,420.00.

MAHASIN EL AMIN
Clerk of the Circuit Court Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
152146 (3-5,3-12,3-19)

ORDER OF PUBLICATION

EPCOT MD LLC Plaintiff

v.

Prudence V Shinn as Personal Representative for the Estate of Minnie M. Mcinnis

Prince George's County, Maryland
S/O County Attorney

Director of Finance for Prince George's County, Maryland
S/O County Attorney

All unknown owners of the property (9609 50TH AVE COLLEGE PARK 20740-0000 being known as District - 21 Account Identifier - 2365922 with a legal description of 37.38 6,250.0000 Sq.Ft. & Imps. Hollywood On The H Blk 64 on the Tax Roll of the Director of Finance), 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 any and all persons having or claiming to have any interest in the property.

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY

Case No. C-16-CV-26-000954

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 9609 50TH AVE COLLEGE PARK 20740-0000 being known as District - 21 Account Identifier - 2365922 with a legal description of 37.38 6,250.0000 Sq.Ft. & Imps. Hollywood On The H Blk 64 on the Tax Roll of the Director of Finance.

A description of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: 9609 50TH AVE COLLEGE PARK 20740-0000 being known as District - 21 Account Identifier - 2365922 with a legal description of 37.38 6,250.0000 Sq.Ft. & Imps. Hollywood On The H Blk 64 on the Tax Roll of the Director of Finance.

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

It is thereupon this 24th 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 consecutive weeks, warning all persons interested in the property to appear before this Court by the 28th day of April, 2026 and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting title to the property in Plaintiff, free of all liens and encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
152201 (3-5,3-12,3-19)

Call 301-627-0900 for a quote.

LEGALS

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

In The Estate Of:
KATHLEEN MAHONEY
Estate No.: 134962

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Charlene Mahoney for judicial probate of the will dated January 25, 2011, and for the appointment of a personal representative.

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

152315 (3-19,3-26)

ORDER OF PUBLICATION

EPCOT MD LLC Plaintiff

v.

Richard A Johnson as Personal Representative for the Estate of Janet R. Johnson

Prince George's County, Maryland
S/O County Attorney

Director of Finance for Prince George's County, Maryland
S/O County Attorney

All unknown owners of the property (1219 DEVONSHIRE DR OXON HILL 20745-0000 being known as District - 12 Account Identifier - 1266287 with a legal description of Plat 7 6,628.0000 Sq.Ft. & Imps. South Lawn Lot 10 Blk BB on the Tax Roll of the Director of Finance), 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 any and all persons having or claiming to have any interest in the property.

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY

Case No. C-16-CV-26-000955

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 1219 DEVONSHIRE DR OXON HILL 20745-0000 being known as District - 12 Account Identifier - 1266287 with a legal description of Plat 7 6,628.0000 Sq.Ft. & Imps. South Lawn Lot 10 Blk BB on the Tax Roll of the Director of Finance.

A description of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: 1219 DEVONSHIRE DR OXON HILL 20745-0000 being known as District - 12 Account Identifier - 1266287 with a legal description of Plat 7 6,628.0000 Sq.Ft. & Imps. South Lawn Lot 10 Blk BB on the Tax Roll of the Director of Finance.

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

It is thereupon this 24th 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 consecutive weeks, warning all persons interested in the property to appear before this Court by the 28th day of April, 2026 and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting title to the property in Plaintiff, free of all liens and encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
152202 (3-5,3-12,3-19)

Call 301-627-0900 for a quote.

LEGALS

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

In The Estate Of:
WILLIAM HERBERT SAVOY, SR.
Estate No.: 138232

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 May 12, 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

152316 (3-19,3-26)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF FRANK WALSTON

Notice is given that Frank Swinson, whose address is 9390 Pepper Mill Ct, Waldorf, MD 20603, was on February 24, 2026 appointed Personal Representative of the estate of FRANK WALSTON, who died on August 18, 2025 without a will. There was a prior small estate proceeding.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 24th day of 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 24th 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.

FRANK SWINSON
Personal Representative

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

Estate No. 139043

152172 (3-5,3-12,3-19)

LEGALS

ORDER OF PUBLICATION BY POSTING

JAMARCUS COWTHRAN

vs.

JENNIFER PETERSON

In the Circuit Court for Prince George's County, Maryland

Case Number: C-16-FM-25-005718

ORDERED, ON THIS 27th day of February 2026, by the Circuit Court for Prince George's County MD:

That the Defendant, Jennifer Peterson 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 stating that the Defendant's last known address is: 750 Kenilworth Ave NE Washington DC 20019 and therefore it is;

ORDERED, that this Order shall be posted at the Court House door in accordance with Maryland Rule 2-122(a)(1), said posting to be completed by the 29th day of March 2026; and it is further;

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

ORDERED, said publication to be completed by the 29th 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 plaintiff shall electronic mail (e-mail), to the defendant's last known e-mail 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, JENNIFER PETERSON, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 28th day of April, 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
152193 (3-5,3-12,3-19)

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

**1619 ROOSEVELT AVENUE
 HYATTSVILLE, MD 20785**

By authority contained in a Deed of Trust dated February 9, 2007 and recorded in Liber 27247, Folio 184, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$150,000.00, and an interest rate of 6.250%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

APRIL 7, 2026 AT 11:30AM

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 \$14,000.00 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

152360 (3-19,3-26,4-2)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**1012 MONTROSE AVENUE
 LAUREL, MD 20707**

By authority contained in a Deed of Trust dated June 25, 2005 and recorded in Liber 22952, Folio 572, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$288,000.00, and an interest rate of 3.250%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

APRIL 7, 2026 AT 11:30AM

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 \$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

152363 (3-19,3-26,4-2)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**4803 COLONEL BROOKE COURT, UNIT 298
 UPPER MARLBORO, MD 20772**

By authority contained in a Deed of Trust dated April 19, 2019 and recorded in Liber 42135, Folio 7, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$166,920.00, 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

APRIL 7, 2026 AT 11:30AM

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 \$14,000.00 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

152364 (3-19,3-26,4-2)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**8849 EAST GROVE
 UPPER MARLBORO, MD 20774**

By authority contained in a Deed of Trust dated February 18, 2005 and recorded in Liber 21757, Folio 153, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$109,000.00, and an interest rate of 7.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

APRIL 7, 2026 AT 11:30AM

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 \$6,000.00 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

152361 (3-19,3-26,4-2)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**5107 72ND AVENUE
 HYATTSVILLE, MD 20784**

By authority contained in a Deed of Trust dated August 27, 2020 and recorded in Liber 44200, Folio 31, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$204,800.00, and an interest rate of 3.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

APRIL 7, 2026 AT 11:30AM

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

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

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

Richard E. Solomon, et al.,
 Substitute Trustees

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

152362 (3-19,3-26,4-2)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**5711 LINCOLN AVENUE
 LANHAM, MD 20706**

By authority contained in a Deed of Trust dated July 26, 2005 and recorded in Liber 22948, Folio 461, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$264,000.00, and an interest rate of 5.125%, 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

APRIL 7, 2026 AT 11:30AM

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 \$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

152365 (3-19,3-26,4-2)

The Prince George's Post!

Call 301-627-0900

*Your Newspaper of Legal Record
 Serving Prince George's County Since 1932*

LEGALS

V. Peter Markuski, Jr.
Goozman, Bernstein & Markuski
9101 Cherry Ln #207
Laurel, MD 20708
301-953-7480

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GEORGE T. SCHAAB, JR.

Notice is given that Corinne A Codjoe, whose address is 16130 Kenny Road, Laurel, MD 20707, was on February 25, 2026 appointed Personal Representative of the estate of GEORGE T. SCHAAB, JR. who died on January 30, 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 25th 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 25th 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.

CORINNE A CODJOE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 140538
152250 (3-12,3-19,3-26)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
THOMAS J GOLAB

Notice is given that Dawn Golab, whose address is 13000 Greenmount Ave, Beltsville, MD 20705-3243, and William Golab, whose address is 205 Angler Way, Kitty Hawk, NC 27949-6006, and Thomas Golab, whose address is 3 Stonecrest Ct, Silver Spring, MD 20904-5234 were on February 25, 2026 appointed Co-Personal Representatives of the estate of THOMAS J GOLAB who died on November 12, 2025 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the 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 25th 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 25th 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.

DAWN GOLAB
WILLIAM GOLAB
THOMAS GOLAB
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. 139735
152254 (3-12,3-19,3-26)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**DONNA LEE SCOTT WALKER
AKA: DONNA WALKER**

Notice is given that Elizabeth Walker, whose address is 1460 North Greenmount Dr Apt 405, Alexandria, VA 22311, was on February 27, 2026 appointed Personal Representative of the estate of DONNA LEE SCOTT WALKER AKA: DONNA WALKER who died on December 7, 2025 with a will.

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

All 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 27th 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 27th 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.

ELIZABETH WALKER
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 140242
152253 (3-12,3-19,3-26)

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
SHIRLEY G TUCKER

Notice is given that Matina M Redd, whose address is 7009 Kent Town Dr, Landover, MD 20785-3458, was on February 27, 2026 appointed Personal Representative of the estate of SHIRLEY G TUCKER who died on January 7, 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 27th 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 27th 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.

MATINA M REDD
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 140610
152243 (3-12,3-19,3-26)

ORDER OF PUBLICATION

Elite Estates, LLC Plaintiff
vs.
Chesapeake Custom Homes, LLC;
Prinace George's County, Maryland;
And

All other persons having or claiming to have an interest in property described as 14401 Becker Rd., Brandywine MD 20613, and more fully described in Liber 11597 Page 0171 among the Land Records Book for Prince George's County, Maryland, Assessed Value: \$92,200; and Assessed to: Chesapeake Custom Homes, LLC; Property ID: 11-3156783,

Defendants
**In the Circuit Court for
Prince George's County, Maryland
Civil Action No.
C-16-CV-26-001075**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property:

Property described as 14401 Becker Rd., Brandywine MD 20613, and more fully described in Liber 11597 Page 0171 among the Land Records Book for Prince George's County, Maryland, Assessed Value: \$92,200; and Assessed to: Chesapeake Custom Homes, LLC; Property ID: 11-3156783.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired.

It is thereupon this 2nd day of March, 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 a newspaper having a general circulation in Prince George's County once a week for three successive weeks, the last insertion on or before March 27th, 2026, warning all persons interested in the said properties to be and appear in this Court by the 5th day of May, 2026 and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
152210 (3-12,3-19,3-26)

LEGALS

V. Peter Markuski, Jr.
9101 Cherry Ln #207
Laurel, MD 20708
301-953-7480

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ZELMA LOFTON WESLEY

Notice is given that Jean Wesley Mills, whose address is 6501 9th Ave, Hyattsville, MD 20783-3158, was on February 25, 2026 appointed Personal Representative of the estate of ZELMA LOFTON WESLEY who died on January 27, 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 25th 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 25th 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.

JEAN WESLEY MILLS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 140537
152248 (3-12,3-19,3-26)

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

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GLEN BERNARD GREEN, JR.

Notice is given that Linda Ann Green, whose address is 9927 Mallard Drive, Laurel, MD 20708, was on February 25, 2026 appointed Personal Representative of the estate of GLEN BERNARD GREEN, JR. who died on April 9, 2025 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the 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 25th 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 25th 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.

LINDA ANN GREEN
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 140579
152249 (3-12,3-19,3-26)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DANIEL JUNIOR IRVING

Notice is given that Barbara Irving Jones, whose address is 711 Glen Lake Dr, Bowie, MD 20716-3564, was on March 2, 2026 appointed Personal Representative of the estate of DANIEL JUNIOR IRVING who died on November 21, 2025 with a will.

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

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

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 2nd day of September, 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 IRVING JONES
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 139936
152240 (3-12,3-19,3-26)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DARIUS C HOLLINSHEAD

Notice is given that Avis Hollinshead, whose address is 608 Dwyer Pl, Upper Marlboro, MD 20774-2159, was on March 2, 2026 appointed Personal Representative of the estate of DARIUS C HOLLINSHEAD 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 2nd day of September, 2026.

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

AVIS HOLLINSHEAD
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 140060
152241 (3-12,3-19,3-26)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SHERRI HOLMES

Notice is given that Jonathan Clark, whose address is 12502 Clearwater Way, Upper Marlboro, MD 20772-6600, was on February 27, 2026 appointed Personal Representative of the estate of SHERRI HOLMES who died on May 7, 2025 with a will.

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

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

JONATHAN CLARK
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 140231
152242 (3-12,3-19,3-26)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
KATHLEEN ANNA NEWTON

Notice is given that Joshua Bruce Newton, whose address is 5714 Everhart Place, Fort Washington, MD 20744, was on February 27, 2026 appointed Personal Representative of the estate of KATHLEEN ANNA NEWTON who died on February 1, 2023 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 27th 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 27th 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.

JOSHUA BRUCE NEWTON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 132297
152244 (3-12,3-19,3-26)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
KATHLEEN MARY JACKSON

Notice is given that Suzette Brann, whose address is 8235 Tiverton Dr, Port Tobacco, MD 20677-3421, was on February 27, 2026 appointed Personal Representative of the estate of KATHLEEN MARY JACKSON who died on January 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 27th 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 27th 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.

SUZETTE BRANN
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 136274
152245 (3-12,3-19,3-26)

The Prince George's Post Newspaper
Call: (301) 627-0900
Email: bboice@pgpost.com

Serving Prince George's County Since 1932

LEGALS

**PUBLIC NOTICE
30-DAY COMMENT PERIOD**

**PRINCE GEORGE'S COUNTY
DRAFT
COUNTY FISCAL YEAR 2027
ANNUAL ACTION PLAN
FOR
HOUSING AND COMMUNITY DEVELOPMENT**

The Prince George's County Draft Fiscal Year (FY) 2027 Annual Action Plan (AAP) for Housing and Community Development is now available for public comment for a period of thirty (30) days. The public comment period will end on April 20, 2026. A copy of the Annual Action Plan is available at the Department of Housing and Community Development ("DHCD") at 9200 Basil Court, Suite 306, Largo, Maryland 20774, the County's website: www.princegeorgescountymd.gov/sites/dhcd/resources/plansandreports/, or mailed upon request by contacting DHCD at 301-883-6511.

The Annual Action Plan for Housing and Community Development is a comprehensive strategy that describes actions, activities, and programs that will take place during County FY 2027 to address priority needs and specific objectives in line with the FY 2026-2030 Consolidated Plan. The Annual Action Plan also serves as an application for Federal funds for the following entitlement programs: The Community Development Block Grant (CDBG) Program, Emergency Solutions Grants (ESG), and HOME Investment Partnerships (HOME) Program.

The FY 2027 AAP is based on the U.S. Department of Housing and Urban Development (HUD)'s Federal FY 2025 (County FY 2026) formula allocations with estimated entitlement allocations for each activity that may be proportionally adjusted to match the actual funding allocations upon notification from HUD. The estimated FY 2027 formula allocations for the County are: CDBG - \$5,806,716 plus \$533,109 in Program Income; HOME - \$2,223,444.75 plus \$997,197 in Program Income; and ESG - \$493,358 plus \$493,358 in Matching Funds.

Proposed CDBG – funded projects:

• CDBG Program Income Activities	\$ 533,109.00
• Affordable Housing	\$2,571,885.00
• Economic Development	\$ 135,000.00
• Planning & Administration	\$1,179,291.00
• Public Facilities & Infrastructure	\$1,510,850.00
• Public Services	\$ 871,007.00
Total:	\$6,339,825.00

Proposed HOME-funded projects:

• HOME Program Income Activities	\$ 997,197.00
• Homebuyer Activities	\$1,000,000.00
• Multi-Family Rental Housing Construction & Rehabilitation Program	\$ 667,584.75
• CHDO Set-Aside Activities	\$ 333,516.00
• CHDO Operating Assistance	\$ 0.00
• HOME Administration	\$ 222,344.00
Total:	\$3,220,641.75

Proposed ESG – funded projects:

• Emergency Shelter	\$ 250,972.00
• Street Outreach	\$ 41,595.00
• Homeless Management Information System	\$ 22,584.00
• Rapid Re-housing	\$ 94,410.00
• Homelessness Prevention	\$ 83,797.00
• ESG Administration	\$ 0.00
• ESG Match	\$ 493,358.00
Total:	\$ 493,358.00

Written comments may be sent to the Prince George's County Department of Housing and Community Development, Community Planning and Development Division, at 9200 Basil Court, Suite 306, Largo, Maryland, 20774, or via email to Shirley E. Grant, Chief Community Planning & Development Manager, SEGrant@co.pg.md.us.

For more information, please contact Community Planning and Development (CPD) Division at 301-883-6511, TDD 301-883-5428.

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

By Authority of:
Jonathan Butler, Director
Prince George's County
Department of Housing and Community Development
9200 Basil Court, Suite 306
Largo, Maryland 20774
Date: March 19, 2026

152353 (3-19)

LEGALS

**AVISO PÚBLICO
PERÍODO DE COMENTARIOS DE 30 DÍAS**

**CONDADO DE PRINCE GEORGE
BORRADOR
PLAN DE ACCIÓN ANUAL
DEL AÑO FISCAL 2027 DEL CONDADO
PARA
VIVIENDA Y DESARROLLO COMUNITARIO**

El borrador del Plan de Acción Anual (AAP, en inglés) del año fiscal 2027 del condado de Prince George para Vivienda y Desarrollo Comunitario ya está disponible para comentarios del público durante un período de treinta (30) días. El período de comentarios públicos finaliza el 20 de abril de 2026. Puede obtener una copia del Plan de Acción Anual en el Departamento de Vivienda y Desarrollo Comunitario (DHCD, en inglés), ubicado en 9200 Basil Court, Suite 306, Largo, Maryland 20774, en el sitio web del condado: www.princegeorgescountymd.gov/sites/dhcd/resources/plansandreports/, o solicitar que se le envíe por correo al contactar con el DHCD al 301-883-6511.

El Plan de Acción Anual para el Departamento de Vivienda y Desarrollo Comunitario es una estrategia integral en donde se describe las acciones, actividades y programas que se llevarán a cabo durante el año fiscal 2027 del condado para atender necesidades prioritarias y objetivos específicos, en concordancia con el Plan Consolidado del año fiscal 2026-2030. El Plan de Acción Anual también funciona como solicitud de fondos federales para los siguientes programas de subvenciones: Programa de Subvenciones en Bloque para el Desarrollo Comunitario (CDBG, en inglés), Programa de Subvenciones para Soluciones de Emergencia (ESG, en inglés), Programa HOME de Asociaciones para la Inversión en Vivienda (HOME).

El AAP para el año fiscal 2027 se basa en las asignaciones de la fórmula federal para el año fiscal 2025 (año fiscal del condado 2026) del Departamento de Vivienda y Desarrollo Urbano (HUD, en inglés) de los Estados Unidos, con asignaciones estimadas de derechos para cada actividad que se pueden modificar proporcionalmente para que coincidan con las asignaciones de fondos reales tras la notificación del HUD. Las asignaciones estimadas por fórmula para el año fiscal 2027 para el condado son: CDBG: \$5,806,716 más \$533,109 en ingresos del programa; HOME: \$2,223,444.75 más \$997,197 en ingresos del programa; ESG: \$493,358 más \$493,358 en fondos de contrapartida.

Proyectos propuestos financiados por el CDBG:

• Ingresos por actividades del programa CDBG	\$ 533,109.00
• Vivienda asequible	\$2,571,885.00
• Desarrollo económico	\$ 135,000.00
• Planificación y administración	\$1,179,291.00
• Instalaciones públicas e infraestructura	\$1,510,850.00
• Servicios públicos	\$ 871,007.00
Total:	\$6,339,825.00

LEGALS

Proyectos propuestos financiados por HOME:

• Actividades con ingresos del programa HOME	\$ 997,197.00
• Actividades para compradores de vivienda	\$1,000,000.00
• Programa de construcción y rehabilitación de viviendas de alquiler multifamiliares	\$ 667,584.75
• Actividades reservadas para la Organización de Desarrollo de Vivienda Comunitaria (CHDO, en inglés)	\$ 333,516.00
• Asistencia operativa para la CHDO	\$ 0.00
• Administración del programa HOME	\$ 222,344.00
Total:	\$3,220,641.75

Proyectos propuestos financiados por el ESG:

• Refugio de Emergencia	\$ 250,972.00
• Alcance a las Calles	\$ 41,595.00
• Sistema de Información para la Gestión de Personas sin Hogar	\$ 22,584.00
• Realojación Rápida	\$ 94,410.00
• Prevención de la Falta de Vivienda	\$ 83,797.00
• Administración de ESG	\$ 0.00
• Fondos de Contrapartida de ESG	\$ 493,358.00
Total:	\$ 493,358.00

Los comentarios por escrito se pueden enviar al Departamento de Vivienda y Desarrollo Comunitario del condado de Prince George, División de Planificación y Desarrollo Comunitario, a 9200 Basil Court, Suite 306, Largo, Maryland, 20774, o por correo electrónico a Shirley E. Grant, Jefa de Planificación y Desarrollo Comunitario, a SEGrant@co.pg.md.us.

Para obtener más información, comuníquese con la División de Planificación y Desarrollo Comunitario (CPD) al 301-883-6511, TDD 301-883-5428.

El condado de Prince George reconoce que su cumplimiento en todos los aspectos con todas las leyes federales aplicables contra la discriminación es un elemento fundamental para las decisiones de pago del Gobierno de los Estados Unidos, de conformidad con la Sección 3729(b)(4) del Título 31 del Código de los Estados Unidos. Además, el condado de Prince George no operará ningún programa que viole las leyes federales aplicables contra la discriminación, incluido el Título VI de la Ley de Derechos Civiles de 1964.

Por autoridad de:
Jonathan Butler, director
Condado de Prince George
Departamento de Vivienda y Desarrollo Comunitario
9200 Basil Court, Suite 306
Largo, Maryland 20774
Fecha: 20 de marzo de 2026

152354 (3-19)

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: **3/30/2026.**

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**

2009 KIA	RIO	VA	TAF6468	KNAD243096530883
2012 CHEVROLET	IMPALA	MD	6DL0802	2G1WB5E3C1108405
2012 HONDA	CRV	NJ	A565YG	5J6RM4H58CL063198
2016 GMC	ACADIA	MD	6GB6176	1GKVKRDK8J250786

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

2001 CHEVROLET	3500	VA	TEL5292	1GBJG31R411199732
----------------	------	----	---------	-------------------

152369 (3-19)

COUNTY COUNCIL HEARINGS

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

TUESDAY, MARCH 24, 2026

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

12:30 P.M.

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

Appointment of the following individual as Director of the Office of Human Rights for Prince George's County:

Mr. Jose Villegas

Appointment of the following individual as Director of the Office of Management and Budget:

Ms. Angela Fair

Appointment of the following individual as Director of the Office of Central Services:

Mr. David Byrd

Appointment of the following individual as Director of the Office of Community Relations:

Ms. Chanel Dickerson

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: online Signup@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

152279 (3-12,3-19)

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: **3/27/2026.**

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

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

2017 FORD	ESCAPE			1FMCU0F78HUA36475
1996 TRAILER	UTILITY	VA	CT762186	AC246992MD
2011 HYUNDAI	SONATA	AL	47C44PR	5NPECA4AC8BH020449
2015 MITSUBISHI	OUTLANDER	MD	6GM2201	4A4AP3AU4E016385

**ABANDONED TRAILER
BLACK UTILITY TRAILER WITH PA GREEN REGISTRATION
STICKER LOCATED NEAR BOTTOM REAR OF TRAILER GATE
TRAILER WITH NO TIRES, ONLY RIMS AND FILLED WITH
DEBRIS.
LOCATION:
5601 Brooks Dr., Suitland, MD 20735**



**ANA TOWING
7820 MARLBORO PIKE
FORESTVILLE, MD 20747
301-736-7703**

2007 HONDA	ACCORD	VA	X32584	1HGCM66567A03966
2002 CHEVROLET	TRAILBLAZER			1GNNDT13S422324563
1994 CHEVROLET	2500	MD	1Z8878	1GCFK24K0RE248437
2003 SATURN	VUE	VA	TUV9460	5GZCK263B03S840841

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

2009 MITSUBISHI	FK62F			1JL6HKM1E59K017674
1989 SEA RAY	BOAT			SERC2231B989
TRAILER	EZLOADER			VA308874TR
2018 FORD	ESCAPE			1FMCU0GD1JUA54942
2022 HYUNDAI	TUCSON			5NMJCCAENH077826
2011 DODGE	CHARGER	MD	2DK1299	2B3CL3C61BH1535756
2009 FORD	E450			1FDFF45P99DA39504

**ABANDONED BOAT AND TRAILER
GREY EZLOADER SEMI-TRAILER WITH ID# SERC2231B989
VIN: VA308874TR, WITH A SEA RAY BOAT WITH A BURGUNDY
STRIP IN THE BOTTOM AND ON TOP.
VIN: VA308874TR
LOCATION:
18207 Livingston Rd., Accokeek, MD 20607**



**CHARLEY'S CRANE SERVICE
8913 OLD ARMORE RD
LANDOVER, MD 20785
301-773-7670**

2005 CADILLAC	ESCALADE	VA	TCX8497	3GYFK66N75G176616
2004 TOYOTA	CAMRY	MD	7ET4007	4T1BE32KX4U366231
2017 TOYOTA	COROLLA	CT	579ZAV	2T1BURHEXHC901279
2025 HORIZON	TRAILER	MD	477136X	3H7GF40265R010221
2006 LAND ROVER	RANGE ROVER	VA	BD3275	SALSHE23436A953454

**J & J TOWING
8545 DELANO ROAD
CLINTON, MD 20735
301-568-3284**

2011 INFINITI	FX35	VA	PH9435	JN8AS1MW6B7M31132
---------------	------	----	--------	-------------------

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

2008 YAMAHA	VX CRUISERVA		9317CF	YAMA2928F808
2004 TRAILER	LOAD RITE	MD	257037X	5A4YNSJ1942011454
1996 FORD	EXPLORER	MD	6AT0287	1FMDU35P3TZB65131
2010 DODGE	CHARGER	MD	7DJ7078	2B3CA3CV1A1H206865
2005 NISSAN	MURANO			JN8AZ08195W309452

**ABANDONED TRAILER AND JET SKI.
GREY YAMAHA BOAT WITH --VA9317CF DISPLAYED ON THE
FRONT RIGHT SIDE OF BOAT.
BOAT AND HIN: YAMA2938F808
LOCATION:
6305 Hil-Mar Dr., District Heights, MD 20747**



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

2012 HYUNDAI	AZERA	MD	5GK0126	KMHFFH4JG8CA192767
--------------	-------	----	---------	--------------------

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

2008 HONDA	PILOT	TX	68500W8	5FN9YF18478B032973
------------	-------	----	---------	--------------------

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

2015 KIA	SORENTO			5XYKTC67FG641735
2004 SUBARU	FORESTER			1F1SG65604H751174
2003 BMW	325i	MD	5GD4873	WBAAZ3483PH35864
2021 CHEVROLET	MALIBU	MD	1GN9115	1G1ZD5TXXM025967

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

1999 CADILLAC	CTS	VA	A74657	1G6DV57V190154766
FORD	RANGER			1FTZR15V4XTA73792
1987 FORD	E350	GA	S2014331	1FDKE3711HHC02221

152370 (3-19)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ANTHONY COLE

Notice is given that Cynthia Marie Cole, whose address is 9511 Lormar Ln, Clinton, MD 20735-3383, was on February 24, 2026 appointed Personal Representative of the estate of ANTHONY COLE who died on June 18, 2025 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 24th day of 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 24th 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.

CYNTHIA MARIE COLE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 138083
152163 (3-5,3-12,3-19)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RACHEL G PALMER

Notice is given that Sherrie Palmer, whose address is 201 Pepper Court, Capitol Heights, MD 20743, was on February 24, 2026 appointed Personal Representative of the estate of RACHEL G PALMER who died on October 31, 2025 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 24th 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 24th 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.

SHERRIE PALMER
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 140198
152164 (3-5,3-12,3-19)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**WAYNE L LORE
AKA: WAYNE LARUE LORE**

Notice is given that Lynn E Smithburger, whose address is 2640 Marilyne Ln, Dunkirk, MD 20754, was on February 19, 2026 appointed Personal Representative of the estate of WAYNE L LORE who died on January 17, 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 19th 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 19th 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.

LYNN E SMITHBURGER
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 140226
152165 (3-5,3-12,3-19)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ELVIRA WALLACE

Notice is given that Eugenia Bush, whose address is 511 Branch Line Rd Apt 35, Odenton, MD 21113-2179, was on February 19, 2026 appointed Personal Representative of the estate of ELVIRA WALLACE, who died on January 27, 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 19th 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 19th 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.

EUGENIA BUSH
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 140494
152180 (3-5,3-12,3-19)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EVELYN P MARTIN

Notice is given that Natacha D Wilson, whose address is 4720 Leroy Gorham Dr, Capitol Heights, MD 20743, was on February 18, 2026 appointed Personal Representative of the estate of EVELYN P MARTIN, who died on October 13, 2022 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 18th 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 18th 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.

NATACHA D WILSON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 139848
152181 (3-5,3-12,3-19)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PATRICIA MAE STATON

Notice is given that Tracy Wallis, whose address is 17928 Swanns Creek Lane, Dumfries, VA 22026, was on February 17, 2026 appointed Personal Representative of the estate of PATRICIA MAE STATON who died on March 11, 2024 with a will.

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

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

TRACY WALLIS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 132798
152170 (3-5,3-12,3-19)

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

LEGALS

**PRINCE GEORGE'S COUNTY
GOVERNMENT**

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

**REGULAR SESSION
MARCH 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.

TRANSFER

t/a The Latinos Bar & Grill, Flor Melgar, President, for a Class B, Beer, Wine and Liquor for the use of Izote La Corporation, located at 9432 Lanham Severn Road, Lanham, 20706. Transfer from Edwien Arbaiza, President, for the use of Izote La Corporation, t/a The Latinos Bar & Grill, located at 9432 Lanham Severn Road, Lanham, 20706.

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

t/a Mi Lindo Cancun, Harry Joe Salmoran, Member/Authorized Person, Fredy Jason Salmoran, Member/Authorized Person, for a Class B(BLX) Beer, Wine and Liquor for the use of Mi Lindo Cancun-Bowie, LLC, located at 16224 Marketplace Blvd, Unit 100, Bowie, 20774.

**NEW – CLASS D, BEER AND
WINE**

t/a Inspire Nail Bar, Nancy Thi Ngoc Tran, President, for a Class D, Beer and Wine for the use of Inspire Nail Bar AK, LLC, located at 15451 Excelsior Drive, Bowie, 20716.

t/a Glassbox Padel Club, Irving Villanueva, Member/Authorized Person, Evan Darrow, Member/Authorized Person, Daniel Garcia, Member/Authorized Person, for a Class D, Beer and Wine for the use of Glassbox Padel Club, LLC, located at 4928 College Avenue, College Park, 20740.

A virtual hearing will be held via Zoom at 10:00 a.m. on Tuesday, March 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.mypgc.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
March 4, 2026

152274 (3-12,3-19)

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

**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 March 26, 2026, will be heard on May 26, 2026. Those licenses are:

Class B, Beer and Wine – 17 BW 46, 17 BW 47, 17 BW 48

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

A virtual hearing will be held via Zoom on Wednesday, April 1, 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.mypgc.us> or you may email BLC@co.pg.md.us to request the link. The Board will consider the agenda as posted that day.

BOARD OF LICENSE COMMISSIONERS

Attest:
Terence Sheppard
Director
March 6, 2026

152273 (3-12,3-19)

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

LEGALS

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

P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of:
MARIA ALETA WILLIAMS
Estate No.: 135889

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Patricia J. Prescott 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 29, 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

152231 (3-12,3-19)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARLENE V ZAMBRANA

Notice is given that Aldo J Zambrana, whose address is 6904 Woodstream Lane, Lanham, MD 20706, was on February 20, 2026 appointed Personal Representative of the estate of MARLENE V ZAMBRANA, who died on March 24, 2021 without a will.

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

All 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 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 20th 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.

ALDO J ZAMBRANA
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 120297
152177 (3-5,3-12,3-19)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JAMES W COLEMAN

Notice is given that Renee Coleman, whose address is 2405 Avondale Overlook Dr, Hyattsville, MD 20782, was on January 30, 2026 appointed Personal Representative of the estate of JAMES W COLEMAN, who died on November 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 30th 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 30th 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.

RENEE COLEMAN
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 140010
152271 (3-12,3-19,3-26)

**ORDER OF PUBLICATION
BY POSTING**

NYEMIKE ONWUKA
VS.

JOY ONWUKA

**In the Circuit Court for
Prince George's County, Maryland
Case Number: C-16-FM-25-008665**

ORDERED, ON THIS 6th day of March, 2026, by the Circuit Court for Prince George's County MD:

That the Defendant, JOY IDEY-OMA ONWUKA, 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 6-Month Separation and stating that the Defendant's last known address is: 11718 South Laurel Drive, Laurel MD 20708, and therefore it is;

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

ORDERED, said publication to be completed by the 5th day of April, 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, JOY IDEYOMA ONWUKA, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 5th day of May, 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
152272 (3-12,3-19,3-26)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EARNEST EARL JOINER

Notice is given that Rodysseus Joiner, whose address is 5608 Buckingham Palace Ct, Alexandria, VA 22315-4120, was on February 18, 2026 appointed Personal Representative of the estate of EARNEST EARL JOINER, who died on December 27, 2025 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 18th 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 18th 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.

RODYSSIEUS JOINER
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 140488
152183 (3-5,3-12,3-19)

The Prince George's Post
Proudly Serving
Prince George's County
Since 1932

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SAMUEL D COLEMAN

Notice is given that Odessa D Coleman, whose address is 1210 Waterford Dr, District Heights, MD 20747-1733, was on February 27, 2026 appointed Personal Representative of the estate of SAMUEL D COLEMAN, who died on February 20, 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 27th 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 27th 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.

ODESSA D COLEMAN
Personal Representative

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

Estate No. 140627
152261 (3-12,3-19,3-26)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JAMES EDWARD STONE

Notice is given that Stephanie L Madden, whose address is 11118 Hatteras Ct Lot 64, Lusby, MD 20657-2436, was on February 27, 2026 appointed Personal Representative of the estate of JAMES EDWARD STONE, who died on May 4, 2022 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 27th 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 27th 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.

STEPHANIE L MADDEN
Personal Representative

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

Estate No. 129753
152262 (3-12,3-19,3-26)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARGARET L ISLEN

Notice is given that Rhonda Pugh, whose address is 7201 White Bud Ct, Clinton, MD 20735-4258, was on February 27, 2026 appointed Personal Representative of the estate of MARGARET L ISLEN, who died on October 19, 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 27th 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 27th 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.

RHONDA PUGH
Personal Representative

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

Estate No. 140239
152263 (3-12,3-19,3-26)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ALETHEA OWENS

Notice is given that Eugene Owens Jr, whose address is 1805 Chinaberry Ct, Mitchellville, MD 20721, was on February 25, 2026 appointed Personal Representative of the estate of ALETHEA OWENS, who died on December 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 25th 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 25th 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.

EUGENE OWENS 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. 140500
152265 (3-12,3-19,3-26)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**ALICE L POSTELL
AKA: ALICE LAVANDA POSTELL
COFFEY**

Notice is given that Monique Hargrove, whose address is 7220 Flag Harbor Dr, Forestville, MD 20747-1577, was on February 25, 2026 appointed Personal Representative of the estate of ALICE L POSTELL, who died on November 16, 2023 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the 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 25th 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 25th 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.

MONIQUE HARGROVE
Personal Representative

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

Estate No. 140591
152266 (3-12,3-19,3-26)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JAIME OSMIN LANDAVERDE ALEMAN

Notice is given that Jacob Landaverde, whose address is 7612 Muncy Rd, Hyattsville, MD 20785-3415, was on February 4, 2026 appointed Personal Representative of the estate of JAIME OSMIN LANDAVERDE ALEMAN, who died on November 8, 2025 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 4th 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 4th 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.

JACOB LANDAVERDE
Personal Representative

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

Estate No. 140155
152268 (3-12,3-19,3-26)

THIS COULD BE YOUR AD!
Call 301-627-0900

LEGALS

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

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**WANDA M. KING
AKA: WANDA M. MITCHELTREE**

Notice is given that Wain M. Mitcheltree, whose address is 100 Pates Drive, Fort Washington, MD 20744, was on February 26, 2026 appointed Personal Representative of the estate of WANDA M. KING AKA: WANDA M. MITCHELTREE, who died on January 6, 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 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 26th 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.

WAIN M. MITCHELTREE
Personal Representative

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

Estate No. 140615
152256 (3-12,3-19,3-26)

LEGALS

Elisabeth Morse
Law Office of Brian Gormley
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
RICHARD BLOCKER

Notice is given that Velma Vera Blocker, whose address is 2018 37th Street SE, Apt #301, Washington, DC 20020, was on February 27, 2026 appointed Personal Representative of the estate of RICHARD BLOCKER, who died on November 27, 2025 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 27th 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 27th 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.

VELMA VERA BLOCKER
Personal Representative

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

Estate No. 140622
152264 (3-12,3-19,3-26)

Harrison C. Long Esq
Johannesmeyer & Sawyer, PLLC.
252 Latitude Ln, Ste 102
Clover, SC 29710-8152
240-249-7890

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARILYN ANN KELLY

Notice is given that Tracy Smith, whose address is 5235 Villa Rosa Ave, Saint Cloud, FL 34771-7849, was on February 20, 2026 appointed Personal Representative of the estate of MARILYN ANN KELLY, who died on August 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 20th 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 20th 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.

TRACY SMITH
Personal Representative

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

Estate No. 139389
152267 (3-12,3-19,3-26)

Bradley S. Farrar Esq
1101 Mercantile Lane Suite 240
Largo, MD 20774
301-925-1800

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARY JETER SMITH

Notice is given that Ingrid Valentine, whose address is 802 Swan Creek Rd, Fort Washington, MD 20744, was on January 5, 2026 appointed Personal Representative of the estate of MARY JETER SMITH, who died on March 9, 2025 without a will.

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

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

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 5th day of July, 2026.

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

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

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

INGRID VALENTINE
Personal Representative

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

Estate No. 138533
152269 (3-12,3-19,3-26)

LEGALS

Hugh A Mitchell Jr
7 St Paul St Suite 910
Baltimore, MD 21202
410-347-0506

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**DAVID THURMAN WASSERMAN
AKA: DAVID T WASSERMAN**

Notice is given that Susan E Ginsberg, whose address is 4324 Woodberry St, Hyattsville, MD 20782, was on February 25, 2026 appointed Personal Representative of the estate of DAVID THURMAN WASSERMAN who died on December 28, 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 25th 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 25th 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.

SUSAN E GINSBERG
Personal Representative

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

Estate No. 140513
152246 (3-12,3-19,3-26)

The Prince George's Post!

Call 301-627-0900

*Your Newspaper of Legal Record
Serving Prince George's County Since 1932*

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 31, 2026 AT 11:30AM

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 \$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

152285 (3-12,3-19,3-26)

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

**4905 COLLINGTONS BOUNTY DRIVE
BOWIE, MD 20720**

By authority contained in a Deed of Trust dated December 15, 2017 and recorded in Liber 40502, Folio 392, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$407,483.00, 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 24, 2026 AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$35,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

Richard E. Solomon, et al.,
Substitute Trustees

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

152133 (3-5,3-12,3-19)

LEGALS

NOTICE OF PUBLIC HEARING

CITY OF LAUREL, MARYLAND, BOARD OF APPEALS
THURSDAY, MARCH 26, 2026
6:00 P.M.

Appeal Application No. 977- Andrew McCubbin- 325 Gorman Avenue Laurel, MD 20707

"The Applicant is requesting various remedies from the Board of Appeals in connection with the unpermitted construction of a garage after a Stop Work Order was issued by the City of Laurel Department of the Fire Marshal and Permit Services based on the Director for the Department of Fire Marshal and Permit Services determination that a valid building permit was required prior to commencing construction."

This meeting will be in the Council Chambers of the Laurel Municipal Center, 8103 Sandy Spring Road, Laurel, MD 20707 at 6:00 p.m. The public is invited to attend and testify. Call 301-725-5300 Ext. 2303 for information.

152297 (3-19)

LEGALS

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on February 22, 2008, a certain Deed of Trust was executed by Sara Steward, a/k/a Sara Ann Steward, and Estate of Sara Steward, a/k/a Sara Ann Steward as Grantor(s) in favor of Finacial Freedom Senior Funding Corporation, a Subsidiary of Indymac Bank, F.S.B as Beneficiary, and Premier Title, LLC as Trustee(s), and was recorded on June 4, 2008, in Book 29736, Page 179 in the Office of the Land Records for Prince George's County, Maryland; and

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

WHEREAS, the Deed of Trust is now owned by the Secretary, pursuant to an assignment dated June 1, 2022, and recorded on June 15, 2022, in Book 47806, Page 95, in the office of the Land Records for Prince George's County, Maryland; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on August 11, 2025, was not made and remains wholly unpaid as of the date of this notice, and a Borrower has died and the Property is not the principal residence of at least one surviving Borrower, and no payment has been made sufficient to restore to the loan to currency; and

WHEREAS, the entire amount delinquent as of February 9, 2026 is \$385,081.56; and

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

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, notice is hereby given that on March 24, 2026 at 11:30 am local time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder:

See attached Exhibit A

Commonly known as: 1006 Harrison Drive, Laurel, MD 20707

Tax ID: 10-1118926

The sale will be held at the courthouse entrance for the Circuit Court for Prince George's County, Maryland.

The Secretary of Housing and Urban Development will bid \$390,081.56.

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

When making their bids, all bidders except the Secretary must submit a deposit totaling \$39,000.00 in the form of a certified check or cashier's check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$39,000.00 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

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

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

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed.

The amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is N/A (Full Balance Due), plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

Date: February 10, 2026

Cohn, Goldberg & Deutsch, LLC
Foreclosure Commissioner

BY: Richard E. Solomon
Cohn, Goldberg & Deutsch, LLC
1099 Winterson Road, Suite 301
Linthicum Heights, MD 21090
(410) 296-2550
Attorney@cgd-law.com

IF YOU ARE A DEBTOR, OR AN ATTORNEY REPRESENTING A DEBTOR, THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED HEREBY WILL BE USED FOR THAT PURPOSE. However, if you are either a debtor in a pending bankruptcy case, or have obtained an order of discharge from a United States Bankruptcy Court, which discharge includes this debt, or an attorney representing such a debtor, and you (or your client), has not reaffirmed liability for this debt, this office is not attempting to obtain a judgment against you (or your client) nor are we alleging that you (or your client) have any personal liability for this debt. We may, however, take action against any property which may have been pledged as collateral for the debt, which action may include repossession and/or foreclosure of the property, if otherwise permitted by law and/or order of court.

Exhibit A

Lot Numbered Eleven (11) in Block Lettered "G" in the subdivision known as "FAIRLAWN", as per Plat thereof recorded among the Land Records of Prince George's County, Maryland in Plat Book W.W.W. 19 at Plat 70.

BEING the same property conveyed to Sara Ann Steward with Wilford M. Steward and Sara Ann Steward, by Deed dated April 18, 1985, and recorded on April 14, 1985, in Liber 6308, Folio 445.

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

152207 (3-5,3-12,3-19)

LEGALS

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on November 10, 2010, a certain Deed of Trust was executed by Anna E. J. Hicks, and Junius C. Hicks as Grantor(s) in favor of Wells Fargo Bank, N.A. as Beneficiary, and John Burson, ESQ as Trustee(s), and was recorded on December 1, 2010, in Book 32209, Page 236 in the Office of the Land Records for Prince George's County, Maryland; and

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

WHEREAS, the Deed of Trust is now owned by the Secretary, pursuant to an assignment dated March 18, 2019, and recorded on March 19, 2019, in Book 41893, Page 53, in the office of the Land Records for Prince George's County, Maryland; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on September 15, 2025, was not made and remains wholly unpaid as of the date of this notice, and a Borrower has died and the Property is not the principal residence of at least one surviving Borrower, and no payment has been made sufficient to restore to the loan to currency; and

WHEREAS, the entire amount delinquent as of February 12, 2026 is \$336,971.59; and

WHEREAS, by virtue of the indebtedness secured by the Deed of Trust to be immediately due and payable;

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, notice is hereby given that on March 31, 2026 at 11:30 am local time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder:

See attached Exhibit A

Commonly known as: 3101 Bolivia Court, Fort Washington, MD 20744

Tax ID: 12-1256767

The sale will be held at the courthouse entrance for the Circuit Court for Prince George's County, Maryland.

The Secretary of Housing and Urban Development will bid \$336,971.59.

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

When making their bids, all bidders except the Secretary must submit a deposit totaling \$34,000.00 in the form of a certified check or cashier's check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$34,000.00 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

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

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

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed.

The amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is N/A (Full Balance Due), plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

Date: February 13, 2026

Cohn, Goldberg & Deutsch, LLC
Foreclosure Commissioner

BY: Richard E. Solomon
Richard E. Solomon A/S#9112190178
Cohn, Goldberg & Deutsch, LLC
1099 Winterson Road, Suite 301
Linthicum Heights, MD 21090
(410) 296-2550
Attorney@cgd-law.com

IF YOU ARE A DEBTOR, OR AN ATTORNEY REPRESENTING A DEBTOR, THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED HEREBY WILL BE USED FOR THAT PURPOSE. However, if you are either a debtor in a pending bankruptcy case, or have obtained an order of discharge from a United States Bankruptcy Court, which discharge includes this debt, or an attorney representing such a debtor, and you (or your client), has not reaffirmed liability for this debt, this office is not attempting to obtain a judgment against you (or your client) nor are we alleging that you (or your client) have any personal liability for this debt. We may, however, take action against any property which may have been pledged as collateral for the debt, which action may include repossession and/or foreclosure of the property, if otherwise permitted by law and/or order of court.

Exhibit "A"

Legal Description

LOT NUMBERED TWENTY-THREE (23), IN BLOCK "F", IN THE SUBDIVISION KNOWN AS "SECTION 8, ROSEDALE ESTATES", AS PER PLAT THEREOF RECORDED IN PLAT BOOK WWW 51, AT PLAT 21, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND
PROPERTY ADDRESS: 3101 BOLIVIA COURT
TAX ID 312-1256767

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

152209 (3-12,3-19,3-26)

The Prince George's Post

Your Newspaper of Legal Record

Call (301) 627-0900

Fax (301) 627-6260

*Subscribe
Today!*

Proudly Serving Prince George's County Since 1932