

**LEGALS**

**ORDER OF PUBLICATION**

OPPIDAN INVESTMENTS, LLC  
c/o: Berman Legal Services  
201 International Circle, Suite 190  
Hunt Valley, Maryland 21030  
Plaintiff,

vs.

Marie Butler  
12410 Ronald Beall Road  
Upper Marlboro, Maryland 20774

AND

The Estate of Marie Butler  
12410 Ronald Beall Road  
Upper Marlboro, Maryland 20774

AND

Prince George's County, Maryland  
Serve: Anthony D. Jones, County Attorney  
1301 McCormick Drive, Suite 4100  
Largo, Maryland 20774

AND

State of Maryland  
Serve: Anthony G. Brown, Attorney General  
Office of the Attorney General  
200 Saint Paul Place  
Baltimore, Maryland 21202

AND

All unknown owners of the Property described below, their heirs, devisees, personal representatives, and their or any of their heirs, devisees, executors, administrators, grantees, assignees, or successors in right, title or interest, and any and all persons having or claiming to have any leasehold or any other interest in the Property and premises situate, described as:  
Account No: 03-0194894  
known as: 12410 Ronald Beall Rd  
Address of 12410 Ronald Beall Road,  
Upper Marlboro, Maryland 20774  
Defendants.

**IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND CIVIL DIVISION**  
**CASE NO.: C-16-CV-26-001612**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove 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 the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than nine (9) months and a day from the date of sale has expired.

It is thereupon this 23rd 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, on or before the 10th day of April, 2026, warning all persons having or claiming to have any interest in the property described above appear in this Court by the 19th day of May, 2026, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
152486 (3-26,4-2,4-9)

**LEGALS**

**NOTICE**

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

vs.

Katherine Julia Rogers and Jose Miguel Hernandez Sanchez aka Jose Miguel Hernandez  
Defendants

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

**CIVIL NO. C-16-CV-25-004166**

**ORDERED**, this 20th day of March, 2026 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 16300 Gales Court, 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 20th 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 20th day of April, 2026, next.

The report states the amount of sale to be \$442,103.00.

MAHASIN EL AMIN  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk

152474 (3-26,4-2,4-9)

**ORDER OF PUBLICATION**

TAX AUCTION OF EAST COAST, LLC  
c/o Eskin Law, LLC  
1700 Reisterstown Road, Suite 212  
Pikesville, MD 21208  
Plaintiff,

v.

JOHN HENRY ALLEN AGNEW,  
Prince George's County

Office of Finance of Prince George's County

State of Maryland  
Office of the Attorney General

SUNTRUST BANK

MARGARET J. AGNEW

JOVETTA WOODARD

PATRICIA ROBINSON

The Testate and Intestate Successors of John Henry Allen Agnew, Believed to Be Deceased, and All Persons Claiming by, Through, or Under the Individual Believed to Be Deceased.

The Testate and Intestate Successors of Margaret J. Agnew, Believed to Be Deceased, and All Persons Claiming by, Through, or Under the Individual Believed to Be Deceased.

All unknown owners of the property (3712 LUMAR DR FORT WASHINGTON 20744 being known as District - 09 Account Identifier - 0916635 with a legal description of LOT 34 EX 500 SQFT & PT LOT 35 EQ 302 SQFT 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, assignees 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-26-001466**

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as District - 09 Account Identifier - 0916635 with a legal description of LOT 34 EX 500 SQFT & PT LOT 35 EQ 302 SQFT on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George's County, State of Maryland to TAX AUCTION OF EAST COAST, 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: 3712 LUMAR DR FORT WASHINGTON 20744 being known as District - 09 Account Identifier - 0916635 with a legal description of LOT 34 EX 500 SQFT & PT LOT 35 EQ 302 SQFT 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 17th 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 19th 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  
152397 (3-26,4-2,4-9)

**LEGALS**

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

**P.O. Box 1729**

Upper Marlboro, Maryland 20773

**In The Estate Of: TERRANCE ROBERT BURKE, SR.**  
**Estate No.: 119543**

**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 **June 8, 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

152436 (3-26,4-2)

**LEGALS**

**ORDER OF PUBLICATION**

TAX AUCTION OF EAST COAST, LLC  
c/o Eskin Law, LLC  
1700 Reisterstown Road, Suite 212  
Pikesville, MD 21208  
Plaintiff,

v.

MONICA MEIGAS  
Prince George's County

Office of Finance of Prince George's County

State of Maryland  
Office of the Attorney General

All unknown owners of the property (3004 STONYBROOK DR BOWIE 20715 being known as District - 07 Account Identifier - 0688630 with a legal description of 10,948.0000 Sq.Ft. & Imps. Somerset At Belair Lot 13 Blk 15 Assmt \$369,833 Lib 48025 Fl 122 and assessed to Meigas Monica. 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-26-001467**

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 3004 STONYBROOK DR BOWIE 20715 being known as District - 07 Account Identifier - 0688630 with a legal description of 10,948.0000 Sq.Ft. & Imps. Somerset At Belair Lot 13 Blk 15 Assmt \$369,833 Lib 48025 Fl 122 and assessed to Meigas Monica. on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George's County, State of Maryland to TAX AUCTION OF EAST COAST, 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: 3004 STONYBROOK DR BOWIE 20715 being known as District - 07 Account Identifier - 0688630 with a legal description of 10,948.0000 Sq.Ft. & Imps. Somerset At Belair Lot 13 Blk 15 Assmt \$369,833 Lib 48025 Fl 122 and assessed to Meigas Monica. 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 17th 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 19th 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  
152398 (3-26,4-2,4-9)

**LEGALS**

**NOTICE**

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

v.

Joe D Johnson  
2209 Brown Station Road  
Upper Marlboro, MD 20774  
Defendant

**In the Circuit Court for Prince George's County, Maryland**  
**Case No. C-16-CV-24-001961**

Notice is hereby given this 20th 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 20th 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 20th day of April, 2026.

The Report of Sale states the amount of the foreclosure sale price to be \$244,296.79. The property sold herein is known as 2209 Brown Station Road, Upper Marlboro, MD 20774.

MAHASIN EL AMIN  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk

152470 (3-26,4-2,4-9)

**ORDER OF PUBLICATION**

TAX AUCTION OF EAST COAST, LLC  
c/o Eskin Law, LLC  
1700 Reisterstown Road, Suite 212  
Pikesville, MD 21208  
Plaintiff,

v.

RONALD L. MORRIS,  
Prince George's County

Office of Finance of Prince George's County

State of Maryland  
Office of the Attorney General

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

YVONNE E. MORRIS

PRLAP, INC.

The Testate and Intestate Successors of Yvonne E. Morris, Believed to Be Deceased, and All Persons Claiming by, Through, or Under the Individual Believed to Be Deceased.

All unknown owners of the property (16301 ABBEY DR BOWIE 20715 being known as District - 07 Account Identifier - 0815100 with a legal description of 47,191.0000 Sq.Ft. & Imps. Sherwood Manor Lot 12 Blk A Assmt \$481,367 Lib 05369 Fl 559 and assessed to Morris Ronald L. & Yvonne 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-26-001468**

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 16301 ABBEY DR BOWIE 20715 being known as District - 07 Account Identifier - 0815100 with a legal description of 47,191.0000 Sq.Ft. & Imps. Sherwood Manor Lot 12 Blk A Assmt \$481,367 Lib 05369 Fl 559 and assessed to Morris Ronald L. & Yvonne E. on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George's County, State of Maryland to TAX AUCTION OF EAST COAST, 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: 16301 ABBEY DR BOWIE 20715 being known as District - 07 Account Identifier - 0815100 with a legal description of 47,191.0000 Sq.Ft. & Imps. Sherwood Manor Lot 12 Blk A Assmt \$481,367 Lib 05369 Fl 559 and assessed to Morris Ronald L. & Yvonne 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 17th 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 19th 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  
152399 (3-26,4-2,4-9)

**NOTICE**

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

vs.

Jose Rubio Hernandez, Elder Ortiz Osorio and Jocelyn Rubio  
Defendant

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

**CIVIL NO. C-16-CV-25-005005**

**ORDERED**, this 20th day of March, 2026 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 5007 Odessa Road, College Park, Maryland 20740 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 20th 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 20th day of April, 2026, next.

The report states the amount of sale to be \$377,000.00.

MAHASIN EL AMIN  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk

152473 (3-26,4-2,4-9)

**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.

John S. Coates  
903 Balsamtree Place  
Capitol Heights, MD 20743  
Defendant

**In the Circuit Court for Prince George's County, Maryland**  
**Case No. C-16-CV-25-006988**

Notice is hereby given this 20th 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 20th 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 20th day of April, 2026.

The Report of Sale states the amount of the foreclosure sale price to be \$283,113.29. The property sold herein is known as 903 Balsamtree Place, Capitol Heights, MD 20743.

MAHASIN EL AMIN  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
152471 (3-26,4-2,4-9)

**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.

Jamar Shaw,  
a/k/a Jamar C Shaw  
3200 Scarlet Oak Terrace  
Bowie, MD 20715  
Defendant

**In the Circuit Court for Prince George's County, Maryland**  
**Case No. C-16-CV-25-006989**

Notice is hereby given this 20th 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 20th 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 20th day of April, 2026.

The Report of Sale states the amount of the foreclosure sale price to be \$56,835.86, subject to. Prior Mortgage. The property sold herein is known as 3200 Scarlet Oak Terrace, Bowie, MD 20715.

MAHASIN EL AMIN  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
152472 (3-26,4-2,4-9)

**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**

**503 CAPITOL HEIGHTS BOULEVARD**  
**CAPITOL HEIGHTS, MD 20743**

By authority contained in a Deed of Trust dated February 12, 2016 and recorded in Liber 37943, Folio 550, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$254,375.00, and an interest rate of 4.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex—If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

**APRIL 14, 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 affixed same with no warranty of any kind. A deposit of \$24,000.00 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

152481 (3-26,4-2,4-9)

**LEGALS**

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

**P.O. Box 1729**

Upper Marlboro, Maryland 20773

**In The Estate Of: MARY C. FAISON**  
**AKA: CARLENE FAISON**  
**Estate No.: 138444**

**NOTICE OF JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Thomas J. Kokolis 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 20, 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.

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**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)

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)

**LEGALS**

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

**NOTICE TO CREDITORS OF  
APPOINTMENT OF  
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)

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

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.

Any person 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**

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.

Any person 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)

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.

Any person 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)

**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.

Any person 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)

Nickey Earline Patterson Esq  
6710 Oxon Hill Rd Ste 210  
Oxon Hill, MD 20745-1124  
202-709-6726

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**JOLESIA JOYDIAN FAIRWEATHER**

Notice is given that Fitzroy Nelson, whose address is 7758 Kismet St, Miramar, FL 33023-5811, was on July 8, 2024 appointed Personal Representative of the estate of **JOLESIA JOYDIAN FAIRWEATHER**, who died on August 21, 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 8th day of January, 2025.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 8th day of January, 2025.

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

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

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

**FITZROY NELSON**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 129826  
152343 (3-19,3-26,4-2)

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 Breakstone 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)

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:**  
**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)

**NOTICE**

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

**v.**  
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)

**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

**v.**  
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-25-002485**

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:**  
**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.**

**LEGALS**

**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 Fl 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)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**DWAYNE MICHAEL MOORE SR**

Notice is given that TIFFANY CHARICE MOORE, whose address is 97 Capital Ct Apt 1407, Upper Marlboro, MD 20774-1083, and MARIA LASHAWN MOORE, whose address is 1200 Mississippi Ave SE Apt 218, Washington, DC 20032-4443, were on March 13, 2026 appointed Co-Personal Representatives of the estate of DWAYNE MICHAEL MOORE SR who died on December 1, 2025 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the 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 13th 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 13th day of September, 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.

TIFFANY CHARICE MOORE  
MARIA LASHAWN MOORE  
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. 140188  
152462 (3-26,4-2,4-9)

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; any 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 Fl 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 Fl 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 Fl 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 a 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)

**LEGALS**

LM File No.: 4533-00011

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

**ORDER OF PUBLICATION**

SEBRA Investments, LLC,  
Plaintiff,

vs.

Jericho Baptist Church Ministries; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as Pt Lot 8 (new Fr 1992742 Pt Taxa B Le Cell Towr R 2000) 1,215.0000 Sq.Ft. & Imps. Spectrum 95 Blk C Assmt \$377,600 Lib 13614 Fl 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 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 Pt Lot 8 (new Fr 1992742 Pt Taxa B Le Cell Towr R 2000) 1,215.0000 Sq.Ft. & Imps. Spectrum 95 Blk C Assmt \$377,600 Lib 13614 Fl 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,

Defendants.

**In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-26-001309 (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 Pt Lot 8 (new Fr 1992742 Pt Taxa B Le Cell Towr R 2000) 1,215.0000 Sq.Ft. & Imps.

**LEGALS**

Spectrum 95 Blk C Assmt \$377,600 Lib 13614 Fl 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 Blk 3 Assmt \$418,200 Lib 49921 Fl 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 Blk 3 Assmt \$418,200 Lib 49921 Fl 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 Blk 3 Assmt \$418,200 Lib 49921 Fl 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)

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

**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.

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, 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 \$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)

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**LEGALS**

**ORDER OF PUBLICATION**

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

Plaintiff,

vs.

STEPHANIA NUNNALLY

Prince George's County

Office of Finance of Prince George's County

State of Maryland  
Office of the Attorney General

ESTATE OF GENNIE M. MARTIN

All unknown owners of the property (5709 BLACK HAWK DR OXON HILL 20745 being known as District - 12 Account Identifier - 1232867 with a legal description of LOT 34 EX TRI AT NW COR & TRI AT SE COR LOT 35 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 in the property.

Defendants

**In the Circuit Court for Prince George's County Case No.: C-16-CV-26-001412**

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 5709 BLACK HAWK DR OXON HILL 20745 being known as District - 12 Account Identifier - 1232867 with a legal description of LOT 34 EX TRI AT NW COR & TRI AT SE COR LOT 35 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: 5709 BLACK HAWK DR OXON HILL 20745 being known as District - 12 Account Identifier - 1232867 with a legal description of LOT 34 EX TRI AT NW COR & TRI AT SE COR LOT 35 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 16th 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 19th 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  
152387 (3-26,4-2,4-9)

**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. 140617  
152247 (3-12,3-19,3-26)

**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

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-22-000622**

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)

**NOTICE**

MARIA HERNANDEZ

Plaintiff,

vs.

JOSE RIOS

Defendant

**IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND**  
**C-16-FM-23-002923**

**ORDERED**, this 17th day of March, 2026, by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland, that the sale of real property described as 2109 Beechwood Road, Hyattsville, MD 20783, as made and reported by Trustee Isaac H. Marks, Esquire, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 17th day of April, 2026, provided a copy of this Notice shall be inserted in the Prince George's Post newspaper and published in said County once a week for three successive weeks before the 17th day of April, 2026.

The report states the amount of sale to be \$348,000.00.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
152394 (3-26,4-2,4-9)

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

**LEGALS**

**ORDER OF PUBLICATION**

TAX AUCTION OF EAST COAST, LLC  
c/o Eskin Law, LLC  
1700 Reisterstown Road, Suite 212  
Pikesville, MD 21208

Plaintiff,

v.

DOMINIC A. NJOKU

Prince George's County

Office of Finance of Prince George's County

State of Maryland  
Office of the Attorney General

BLESSING I. NJOKU

All unknown owners of the property (2107 WHISPERING WILLOW CT TEMPLE HILLS 20748 being known as District - 12 Account Identifier - 1301860 with a legal description of 9,579.0000 Sq.Ft. & Imps. Sable Point Plat 2 Lot 24 Blk B Assmt \$330,600 Lib 13968 Fl 285 and assessed to Njoku Dominic A. 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-26-001469

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 2107 WHISPERING WILLOW CT TEMPLE HILLS 20748 being known as District - 12 Account Identifier - 1301860 with a legal description of 9,579.0000 Sq.Ft. & Imps. Sable Point Plat 2 Lot 24 Blk B Assmt \$330,600 Lib 13968 Fl 285 and assessed to Njoku Dominic A. on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George's County, State of Maryland to TAX AUCTION OF EAST COAST, 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: 2107 WHISPERING WILLOW CT TEMPLE HILLS 20748 being known as District - 12 Account Identifier - 1301860 with a legal description of 9,579.0000 Sq.Ft. & Imps. Sable Point Plat 2 Lot 24 Blk B Assmt \$330,600 Lib 13968 Fl 285 and assessed to Njoku Dominic A. 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 17th 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 19th 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  
152400 (3-26,4-2,4-9)

**LEGALS**

**ORDER OF PUBLICATION**

TAX AUCTION OF EAST COAST, LLC  
c/o Eskin Law, LLC  
1700 Reisterstown Road, Suite 212  
Pikesville, MD 21208

Plaintiff,

v.

FRANCES B. NORMAN, TRUSTEE UNDER THE NORMAN FAMILY TRUST DATED DECEMBER 19, 2006

Prince George's County

Office of Finance of Prince George's County

State of Maryland  
Office of the Attorney General

SEATON B. NORMAN, TRUSTEE UNDER THE NORMAN FAMILY TRUST DATED DECEMBER 19, 2006

The Testate and Intestate Successors of Seaton B. Norman, trustee under the Norman Family Trust dated December 19, 2006, Believed to Be Deceased, and All Persons Claiming by, Through, or Under the Individual Believed to Be Deceased.

All unknown owners of the property (8798 OXWELL LN LAUREL 20708 being known as District - 10 Account Identifier - 1004712 with a legal description of 24,506.0000 Sq.Ft. & Imps. Montpelier Lot 19 Blk 15 Assmt \$457,000 Lib 26860 Fl 351 and assessed to Norman Family Trust. 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-26-001470

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 8798 OXWELL LN LAUREL 20708 being known as District - 10 Account Identifier - 1004712 with a legal description of 24,506.0000 Sq.Ft. & Imps. Montpelier Lot 19 Blk 15 Assmt \$457,000 Lib 26860 Fl 351 and assessed to Norman Family Trust. on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George's County, State of Maryland to TAX AUCTION OF EAST COAST, 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: 8798 OXWELL LN LAUREL 20708 being known as District - 10 Account Identifier - 1004712 with a legal description of 24,506.0000 Sq.Ft. & Imps. Montpelier Lot 19 Blk 15 Assmt \$457,000 Lib 26860 Fl 351 and assessed to Norman Family Trust. 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 17th 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 19th 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  
152401 (3-26,4-2,4-9)

**LEGALS**

**ORDER OF PUBLICATION**

TAX AUCTION OF EAST COAST, LLC  
c/o Eskin Law, LLC  
1700 Reisterstown Road, Suite 212  
Pikesville, MD 21208

Plaintiff,

v.

BERLIN WILSON RULEMAN

Prince George's County

Office of Finance of Prince George's County

State of Maryland  
Office of the Attorney General

The Testate and Intestate Successors of Berlin Wilson Ruleman, Believed to Be Deceased, and All Persons Claiming by, Through, or Under the Individual Believed to Be Deceased.

All unknown owners of the property (6002 41ST AVE HYATTSVILLE 20782 being known as District - 16 Account Identifier - 1822204 with a legal description of LOTS 200.201 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-26-001471

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 6002 41ST AVE HYATTSVILLE 20782 being known as District - 16 Account Identifier - 1822204 with a legal description of LOTS 200.201 on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George's County, State of Maryland to TAX AUCTION OF EAST COAST, 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: 6002 41ST AVE HYATTSVILLE 20782 being known as District - 16 Account Identifier - 1822204 with a legal description of LOTS 200.201 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 17th 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 con-

**LEGALS**

secutive weeks, warning all persons interested in the property to appear before this Court by the 19th 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  
152402 (3-26,4-2,4-9)

**LEGALS**

**ORDER OF PUBLICATION**

TAX AUCTION OF EAST COAST, LLC  
c/o Eskin Law, LLC  
1700 Reisterstown Road, Suite 212  
Pikesville, MD 21208

Plaintiff,

v.

VANNA SIENG

Prince George's County

Office of Finance of Prince George's County

State of Maryland  
Office of the Attorney General

SUNTRUST BANK

JOVETTA WOODARD

PATRICIA ROBINSON

All unknown owners of the property (5101 71ST AVE HYATTSVILLE 20784 being known as District - 20 Account Identifier - 2245140 with a legal description of 6,920.0000 Sq.Ft. & Imps. Glendridge Lot 4 Blk F Assmt \$263,067 Lib 33341 Fl 117 and assessed to Sieng Vanna. 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-26-001472

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 5101 71ST AVE HYATTSVILLE 20784 being known as District - 20 Account Identifier - 2245140 with a legal description of 6,920.0000 Sq.Ft. & Imps. Glendridge Lot 4 Blk F Assmt \$263,067 Lib 33341 Fl 117 and assessed to Sieng Vanna. on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George's County, State of Maryland to TAX AUCTION OF EAST COAST, 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: 5101 71ST AVE HYATTSVILLE 20784 being known as District - 20 Account Identifier - 2245140 with a legal description of 6,920.0000 Sq.Ft. & Imps. Glendridge Lot 4 Blk F Assmt \$263,067 Lib 33341 Fl 117 and assessed to Sieng Vanna. 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 17th 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 19th 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  
152403 (3-26,4-2,4-9)

Zed Anthony Smith  
3801 Canterbury Road, Unit 1009  
Baltimore, MD 21218  
443-790-3594

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

NOTICE IS GIVEN that the Superior Court of the District of Columbia, Washington, DC appointed Zed Anthony Smith, whose address is 3801 Canterbury Road, Unit 1009, Baltimore, MD 21218, as the Personal Representative of the Estate of Gregory Don Smith who died on May 24, 2020 domiciled in Washington D.C.

The Maryland resident agent for service of process is Zed Anthony Smith, whose address is 3801 Canterbury Road, Unit 1009, Baltimore, MD 21218.

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.

ZED ANTHONY SMITH  
Foreign Personal Representative

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

Estate No. 134678  
152463 (3-26,4-2,4-9)

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  
**THOMAS MICHAEL HOLLIS**

Notice is given that Michelle Simon, Esquire, whose address is 110 N Washington St, Ste 500, Rockville, MD 20850-2230, was on March 10, 2026 appointed Personal Representative of the estate of THOMAS MICHAEL HOLLIS who died on September 4, 2024 with a will.

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

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

(1) Six months from the date of the decedent's death, 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. 134981  
152450 (3-26,4-2,4-9)

**LEGALS**

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

P.O. Box 1729  
Upper Marlboro, Maryland 20773

**In The Estate Of:**  
**KATHLEEN HELEN GIROUX**  
Estate No.: 138404

**NOTICE OF JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by David M. Goldman 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 27, 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

152421 (3-26,4-2)

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**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)

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

**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.

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)

**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**

Lawrence S. Stern, Esq.  
West & Feinberg, P.C.  
4550 Montgomery Avenue, Suite 775N  
Bethesda, MD 20814  
301-951-1500

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**MARCIA D. BAKRY**

Notice is given that Thomas M. Bakry, whose address is 15209 Centergate Drive, Silver Spring, MD 20905, was on March 11, 2026 appointed personal representative of the small estate of Marcia D. Bakry who died on September 27, 2025 with a will.

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

All persons having any objection to the appointment 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 M. BAKRY**  
Personal Representative

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

Estate No. 140756  
152405 (3-26)

**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**

Mark D. Mudd, Esquire  
Mark D. Mudd, Esquire  
Mudd, Mudd, Fitzgerald, P.A.  
116 La Grange Avenue PO Box 310  
La Plata, MD 20646  
301-934-9541

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**DAVID W BEAN**

Notice is given that Alyssa R Thomas, whose address is 1545 Ridgewood Trail, St. Leonard, Maryland 20685, was on March 11, 2026 appointed Personal Representative of the estate of DAVID W BEAN who died on September 6, 2025 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 11th 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 11th 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.

**ALYSSA R. THOMAS**  
Personal Representative

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

Estate No. 139243  
152447 (3-26,4-2,4-9)

**LEGALS**

**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)

Mark W. Howes, Esquire  
(CPF#9112180071)  
2710 Summerview Way - Unit 201  
Annapolis, MD 21401-7759  
410-266-1041

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**LOIS EVELYN MCGOWAN**

Notice is given that Evelyn Mae Daniel, whose address is 9426 Washington Blvd., Lanham, MD 20706, was on March 12, 2026 appointed Personal Representative of the estate of LOIS EVELYN MCGOWAN who died on January 21, 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 12th 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 12th 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.

**EVELYN MAE DANIEL**  
Personal Representative

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

Estate No. 140738  
152441 (3-26,4-2,4-9)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**JEAN THEODORA EDWARDS**

Notice is given that Tavarra Edwards, whose address is 6329 Foster St, District Heights, MD 20747-4929, was on March 2, 2026 appointed Personal Representative of the estate of JEAN THEODORA EDWARDS, who died on December 18, 2025 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment 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.

**TAVARRAS EDWARDS**  
Personal Representative

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

Estate No. 140311  
152260 (3-12,3-19,3-26)

**LEGALS**

Joseph A. Lynott, III  
Lynott, Lynott & Parsons, P.A.  
11 N. Washington Street, Suite 220  
Rockville, MD 20850  
301-424-5100

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**MARGARET C. SHAUGHNESSY**

Notice is given that Mary T Collins, whose address is 13825 Town Line Rd, Silver Spring, MD 20906-2111, was on March 12, 2026 appointed Personal Representative of the estate of MARGARET C. SHAUGHNESSY who died on January 1, 2026 with a will.

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

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

**MARY T. COLLINS**  
Personal Representative

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

Estate No. 140523  
152442 (3-26,4-2,4-9)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**ARMOND KEVIN MIDDLETON**

Notice is given that Armond Fleetwood, whose address is 5709 Landover Rd, Hyattsville, MD 20784-1230, was on March 2, 2026 appointed Personal Representative of the estate of ARMOND KEVIN MIDDLETON, 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 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.

**ARMOND FLEETWOOD**  
Personal Representative

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

Estate No. 140134  
152259 (3-12,3-19,3-26)

Jane Sopher, Esq.  
PO Box 253  
Stevenson, MD 21153  
410-486-8910

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**BERLIN WILSON RULEMAN**

Notice is given that Katherine Reichard, whose address is 6002 41st Avenue, Hyattsville, Maryland 20782, was on March 11, 2026 appointed Personal Representative of the estate of BERLIN WILSON RULEMAN who died on August 3, 2021 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 11th 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 11th 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.

**KATHERINE REICHARD**  
Personal Representative

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

Estate No. 140216  
152446 (3-26,4-2,4-9)

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**Prince George's County**  
*Since 1932*



**LEGALS**

Soutry D. Smith, Esquire  
Hassani, Focas & Fifer, P.A.  
1447 York Road, Galleria Towers  
Suite 800  
Lutherville, MD 21093  
410-339-7313

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**DEAN A. SCHIENBEIN**

Notice is given that Linda M. Quinn, c/o Hassani, Focas & Fifer, P.A. whose address is 1447 York Rd., Galleria Towers, Suite 800, Lutherville, MD 21093, was on March 13, 2026 appointed Personal Representative of the estate of DEAN A. SCHIENBEIN, who died on March 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 13th 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 13th 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 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. Claim forms may be obtained from the Register of Wills.

LINDA M. QUINN  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 140401  
152459 (3-26,4-2,4-9)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**WESTINE F JAMESON**

Notice is given that Stella-Louise McLean, whose address is 12214 Kings Arrow St, Mitchellville, MD 20721, was on March 13, 2024 appointed personal representative of the small estate of Westine F Jameson who died on June 23, 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 persons having any objection to the appointment shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

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

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

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

STELLA-LOUISE MCLEAN  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 132576  
152406 (3-26)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**HAZEL LOUISE MINES**

Notice is given that Renee Chew, whose address is 6106 Lucente Ave, Suitland, MD 20746-3729, was on August 26, 2025 appointed personal representative of the small estate of Hazel Louise Mines, who died on September 4, 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 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.

RENEE CHEW  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 138470  
152418 (3-26)

**LEGALS**

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

**In The Estate Of:  
SAMUEL BAYOGAR WOODS**  
Estate No.: 137230

**NOTICE OF  
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Randi Bonanegra 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 21, 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  
152422 (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:  
LEO HILL**  
Estate No.: 137119

**NOTICE OF  
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Kevin D. McCarthy 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 27, 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  
152420 (3-26,4-2)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**EVELYN MASSA GBOW**

Notice is given that John Benjamin, whose address is 270 Samburu St, Pontiac, MI 48341-1064, was on March 13, 2026 appointed personal representative of the small estate of Evelyn Massa Gbow, who died on October 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 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.

JOHN BENJAMIN  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 138914  
152419 (3-26)

**LEGALS**

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

**In The Estate Of:  
SAMUEL BAYOGAR WOODS**  
Estate No.: 137230

**NOTICE OF  
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Roselyn Woods 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 21, 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  
152423 (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:  
JAMES EDWARD JONES**  
Estate No.: 138699

**NOTICE OF  
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **May 27, 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  
152426 (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  
**FRANCESS I DAVIES**

Notice is given that Elizabeth Berry, whose address is 5803 Middleton Ln, Temple Hills, MD 20748-3727, was on March 17, 2026 appointed personal representative of the small estate of Frances I Davies who died on March 26, 2025 with a will.

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

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

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

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

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

ELIZABETH BERRY  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 137331  
152465 (3-26)

**LEGALS**

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

**In The Estate Of:  
JAMES EDWARD JONES**  
Estate No.: 138699

**NOTICE OF  
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **May 27, 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  
152425 (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:  
MARVIN JEROME POWELL**  
Estate No.: 139743

**NOTICE OF  
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Thomas J. Kokolis 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 20, 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  
152429 (3-26,4-2)

**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.

Keith I. Hawkins, Personal Representative for the Estate of Geneva Butler

AND

Nathaniel L. Risch, Esq, Personal Representative for the Estate of Kevin L. Hawkins

1408 Opus Avenue  
Capitol Heights, MD 20743  
Defendants

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. C-16-CV-25-006373**

Notice is hereby given this 20th 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 20th 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 20th day of April, 2026.

The Report of Sale states the amount of the foreclosure sale price to be \$274,000.00. The property sold herein is known as 1408 Opus Avenue, Capitol Heights, MD 20743.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
152469 (3-26,4-2,4-9)

**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, 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 \$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)

**ORDER OF PUBLICATION  
BY POSTING**

**TARIQUE DESOUZA**  
VS.

**JAHTAISHA PIETERS AND  
JOHN DOE**

**In the Circuit Court for  
Prince George's County, Maryland  
Case Number: C-16-FM-25-006118**

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

That the Defendants, **JAHTAISHA PIETERS AND JOHN DOE**, are hereby notified that the Plaintiff, has filed an AMENDED COMPLAINT FOR CUSTODY naming him/her as the defendants and stating that the Defendant Pieter's last known address is: 9222 Rolling View Drive, Lanham, MD 20706 and Defendant Doe's last known address is: UNKNOWN, 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 19th day of April, 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 19th day of April, 2026; and it is further;

**ORDERED**, that that the Clerk of the Court 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 DEFENDANTS, **JAHTAISHA PIETERS AND JOHN DOE**, ARE HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE **19th 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  
152468 (3-26,4-2,4-9)

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

**In The Estate Of:  
ROSE B. BRAXTON**  
Estate No.: 131841

**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 **June 11, 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  
152431 (3-26,4-2)

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**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**ALLEN LORD**  
AKA: ALLEN DAVIS LORD

Notice is given that Jacinto A Lord, whose address is 1710 Belvue Dr, Forest Hill, MD 21050-2509, was on March 12, 2026 appointed Personal Representative of the estate of ALLEN LORD who died on February 25, 2025 with a will.

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

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

JACINTO A LORD  
Personal Representative

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

Estate No. 138420  
152443 (3-26,4-2,4-9)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**BARBARA JEANNE FALLS**

Notice is given that Rebecca A Falls, whose address is 1912 York Dr, Woodbridge, VA 22191-2431, was on March 12, 2026 appointed Personal Representative of the estate of BARBARA JEANNE FALLS who died on February 4, 2026 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 12th 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 12th 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 A FALLS  
Personal Representative

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

Estate No. 140639  
152444 (3-26,4-2,4-9)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**GEORGE MAXIME CHOQUETTE JR**

Notice is given that Stephen M. Choquette, whose address is 1708 Falls River Ave, Raleigh, NC 27614-7724, was on March 12, 2026 appointed Personal Representative of the estate of GEORGE MAXIME CHOQUETTE JR who died on November 26, 2025 with a will.

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

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

STEPHEN M. CHOQUETTE  
Personal Representative

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

Estate No. 140195  
152445 (3-26,4-2,4-9)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**PEARL OSBORNE WHETZEL**

Notice is given that Kayla W Trotter, whose address is 10704 Wynfield Ct, Glenn Dale, MD 20769-2118, was on March 17, 2026 appointed Personal Representative of the estate of PEARL OSBORNE WHETZEL, who died on April 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 17th 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 17th 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.

KAYLA W TROTTER  
Personal Representative

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

Estate No. 137651  
152451 (3-26,4-2,4-9)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**TONYA M PARTMAN**

Notice is given that Sharon Littles, whose address is 10600 Vista Grande Dr, Bowie, MD 20721, was on March 17, 2026 appointed Personal Representative of the estate of TONYA M PARTMAN, who died on January 26, 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 17th 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 17th 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.

SHARON LITTLES  
Personal Representative

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

Estate No. 140800  
152452 (3-26,4-2,4-9)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**KIM IVY MCDONALD**

Notice is given that Katrina McDonald, whose address is 2714 Overdale Pl, District Heights, MD 20747-3615, was on March 17, 2026 appointed Personal Representative of the estate of KIM IVY MCDONALD, who died on February 2, 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 17th 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 17th 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.

KATRINA MCDONALD  
Personal Representative

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

Estate No. 140790  
152453 (3-26,4-2,4-9)

**LEGALS**

David N. Mabrey, Esq  
8611 Ft Smallwood Rd. Suite C  
Pasadena, MD 21122  
443-702-7708

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**MICHAEL A. MOLTZ III**  
AKA: MICHAEL MOLTZ

Notice is given that Shawn Kelly Valltos, whose address is 4700 Somers Rd, Riverdale, MD 20737, was on March 4, 2026 appointed Personal Representative of the estate of MICHAEL A. MOLTZ III AKA: MICHAEL MOLTZ who died on September 13, 2025 with a will.

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

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

SHAWN KELLY VALLTOS  
Personal Representative

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

Estate No. 140214  
152448 (3-26,4-2,4-9)

I William Chase  
1190 West Northern Parkway  
Suite 124  
Baltimore, MD 21210  
410-433-4100

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**WILLIE MAE THOMAS**

Notice is given that Joshua E Zuckerberg, whose address is 1190 W Northern Pkwy, Baltimore, MD 21210-1431, was on February 18, 2026 appointed Personal Representative of the estate of WILLIE MAE THOMAS, who died on July 2, 2001 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.

JOSHUA E ZUCKERBERG  
Personal Representative

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

Estate No. 138263  
152461 (3-26,4-2,4-9)

**LEGALS**

James Mason, Esq.  
600 Baltimore Annapolis Blvd, STE 200  
Severna Park, MD 21146  
410-647-2000

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**ERIC ANDREW MOOG**

Notice is given that Elaine A. Aleshire, whose address is 1508 Pittsfield Ln, Bowie, MD 20716, was on March 12, 2026 appointed personal representative of the small estate of Eric Andrew Moog, who died on December 26, 2025 without a will.

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

All 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.

ELAINE A. ALESHIRE  
Personal Representative

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

Estate No. 140580  
152413 (3-26)

Jenica Cassidy Esq  
Helsell Fetterman LLP  
800 Fifth Ave Ste 3200  
Seattle, WA 98104  
301-986-1300

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**RANDOLPH GRANT**

Notice is given that La-Nay Grant, whose address is 1030 Burns St SE, Washington, DC 20019, was on March 16, 2026 appointed personal representative of the small estate of Randolph Grant who died on August 29, 2025 with a will.

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

All persons having any objection to the appointment 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.

LA-NAY GRANT  
Personal Representative

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

Estate No. 140103  
152404 (3-26)

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**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**PHYLLIS JOYCE BOWMAN**

Notice is given that Margaret A Washington, whose address is 9101 Constantine Dr, Fort Washington, MD 20744-2405, was on March 17, 2026 appointed Personal Representative of the estate of PHYLLIS JOYCE BOWMAN, who died on February 3, 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 17th 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 17th 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.

**MARGARET A WASHINGTON**  
Personal Representative

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

Estate No. 140714  
152454 (3-26,4-2,4-9)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**KATE ELIZABETH WHALEY**

Notice is given that Ronald Jacques Whaley, whose address is 4110 Lakeview Dr, Temple Hills, MD 20748-4914, was on March 17, 2026 appointed Personal Representative of the estate of KATE ELIZABETH WHALEY, who died on December 24, 2025 without a will.

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

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

**RONALD JACQUES WHALEY**  
Personal Representative

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

Estate No. 140091  
152455 (3-26,4-2,4-9)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**CHARLES COATES SR**

Notice is given that Ashley Martin, whose address is 9300 Corporate Blvd Apt 1419, Rockville, MD 20850, was on March 16, 2026 appointed Personal Representative of the estate of CHARLES COATES SR, who died on October 29, 2025 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 16th day of 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 16th 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.

**ASHLEY MARTIN**  
Personal Representative

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

Estate No. 139884  
152456 (3-26,4-2,4-9)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**RICHARD THOMAS FIELDS JR**

Notice is given that Anthony M Fields, whose address is 15709 Beacon Ct, Dumfries, VA 22025-1829, was on March 16, 2026 appointed Personal Representative of the estate of RICHARD THOMAS FIELDS JR, who died on February 9, 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 16th 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 16th 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.

**ANTHONY M FIELDS**  
Personal Representative

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

Estate No. 140674  
152457 (3-26,4-2,4-9)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**CLICERIO FRANCISCO GUZMAN MENDEZ**

Notice is given that Aricela Guzman Carrera, whose address is 5408 Carters Ln, Riverdale, MD 20737-2414, was on March 12, 2026 appointed Personal Representative of the estate of CLICERIO FRANCISCO GUZMAN MENDEZ, who died on July 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 12th 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 12th 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.

**ARICELA GUZMAN CARRERA**  
Personal Representative

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

Estate No. 140393  
152458 (3-26,4-2,4-9)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**WYLIE ROGERS WILLIAMS JR.**

Notice is given that Eloise Williams, whose address is 1102 Wade Rd, Scotland Neck, NC 27874-8958, was on March 11, 2026 appointed Personal Representative of the estate of WYLIE ROGERS WILLIAMS JR., who died on January 15, 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 11th 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 11th 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.

**ELOISE 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. 140748  
152460 (3-26,4-2,4-9)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**JOSEPH ALLVIN SPENCER**

Notice is given that Charles E Taylor Jr, whose address is 5407 Highridge St, Halethorpe, MD 21227-2733, was on March 17, 2026 appointed personal representative of the small estate of Joseph Allvin Spencer who died on February 6, 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.

**CHARLES E TAYLOR 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. 140638  
152407 (3-26)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**ELEANOR C JOHNSON**

Notice is given that Judith Hill, whose address is 13529 Youngwood Turn, Bowie, MD 20715-1471, was on March 16, 2026 appointed personal representative of the small estate of Eleanor C Johnson who died on November 26, 2025 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment 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.

**JUDITH HILL**  
Personal Representative

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

Estate No. 140279  
152408 (3-26)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**ELNORA LYNN PERRY-SHANDS**

Notice is given that Eureka Von Vanessa Shands, whose address is 8306 Ashford Blvd, Laurel, MD 20707, was on March 12, 2026 appointed personal representative of the small estate of Elnora Lynn Perry-Shands who died on May 29, 2019 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.

**EUREKA VON VANESSA SHANDS**  
Personal Representative

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

Estate No. 113946  
152409 (3-26)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**HATTIE BROWN GRAVELY MILLNER**

Notice is given that Shirley Gravelly-Currie, whose address is 6621 Lacona St, Forestville, MD 20747-2840, was on March 11, 2026 appointed personal representative of the small estate of Hattie Brown Gravelly Millner who died on December 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 shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

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

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

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

**SHIRLEY GRAVELY-CURRIE**  
Personal Representative

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

Estate No. 140752  
152410 (3-26)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**LINDA D SCOTT**

Notice is given that Leander Scott, whose address is 7303 Floating Leaf Ct, Laurel, MD 20707-9453, was on March 11, 2026 appointed personal representative of the small estate of Linda D Scott who died on January 21, 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.

**LEANDER SCOTT**  
Personal Representative

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

Estate No. 140740  
152411 (3-26)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**CHARLES EARL WHITE JR.**

Notice is given that Joann White, whose address is 1169 Marcy Ave, Oxon Hill, MD 20745-2541, was on March 10, 2026 appointed personal representative of the small estate of Charles Earl White Jr. who died on December 10, 2024 with a will.

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

All 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.

**JOANN WHITE**  
Personal Representative

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

Estate No. 135806  
152412 (3-26)

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**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

**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)

**LEGALS**

**ORDER OF PUBLICATION BY POSTING**

ZELDA FOLK-SMITH

VS

EDWARD M. SMITH

**In the Circuit Court for Prince George's County, Maryland**  
Case Number: CAD95-14254

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

That the Defendant, Edward Martin Smith, is hereby notified that the Plaintiff, has filed a Motion to Modify Judgment of Absolute Divorce naming him/her as the defendant and stating that the Defendant's last known addresses are: 35 Pine Knoll, Shepherdstown, WV 25443 and Route 1, Box 117, Shepherdstown, WV 25443, 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 12th day of April, 2026; and it is further;

ORDERED, that the plaintiff shall mail, by certified mail and regular mail (first class mail), to the defendant's last known addresses, a copy of the signed order of Publication, the Motion to Modify Judgment of Absolute Divorce, and Summons at least thirty days prior to the response date in said order, and it is further;

ORDERED, THAT THE DEFENDANT, EDWARD MARTIN SMITH, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 12th 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  
152355 (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)

**LEGALS**

**ORDER OF PUBLICATION**

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

Plaintiff,

v.

THE ESTATE OF FRANKIE M. RAMSEUR

Prince George's County

Office of Finance of Prince George's County

State of Maryland  
Office of the Attorney General

TANYA L. RAMSEUR

All unknown owners of the property (17202 HARMON PL UPPER MARLBORO 20772 being known as District - 03 Account Identifier - 0208793 with a legal description of 12,304.0000 Sq.Ft. & Imps. Marlboro Meadows Lot 39 Blk 42 Assmt \$362,800 Lib 07845 Fl 468 and assessed to Ramseur Frankie M & Tanya 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-26-001376**

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 17202 HARMON PL UPPER MARLBORO 20772 being known as District - 03 Account Identifier - 0208793 with a legal description of 12,304.0000 Sq.Ft. & Imps. Marlboro Meadows Lot 39 Blk 42 Assmt \$362,800 Lib 07845 Fl 468 and assessed to Ramseur Frankie M & Tanya L. 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: 17202 HARMON PL UPPER MARLBORO 20772 being known as District - 03 Account Identifier - 0208793 with a legal description of 12,304.0000 Sq.Ft. & Imps. Marlboro Meadows Lot 39 Blk 42 Assmt \$362,800 Lib 07845 Fl 468 and assessed to Ramseur Frankie M & Tanya 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 16th 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 19th 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  
152372 (3-26,4-2,4-9)

**LEGALS**

**ORDER OF PUBLICATION**

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

Plaintiff,

v.

WANDA COOLEY

Prince George's County

Office of Finance of Prince George's County

State of Maryland  
Office of the Attorney General

MERS, INC., AS NOMINEE FOR GMAC MORTGAGE, LLC

LISA CAVACINI

MARY SPENCER

All unknown owners of the property (5430 85TH AVE UNIT: 202 HYATTSVILLE 20784 being known as District - 10 Account Identifier - 2240703 with a legal description of UNIT 5430-202 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-26-001379**

The object of this proceeding is to

secure foreclosure of all rights of redemption from tax sale on the property known as 5430 85TH AVE UNIT: 202 HYATTSVILLE 20784 being known as District - 20 Account Identifier - 2240703 with a legal description of UNIT 5430-202 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: 5430 85TH AVE UNIT: 202 HYATTSVILLE 20784 being known as District - 20 Account Identifier - 2240703 with a legal description of UNIT 5430-202 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 16th 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 19th 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  
152373 (3-26,4-2,4-9)

**ORDER OF PUBLICATION**

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

Plaintiff,

v.

EARL J. KNOWLES, TRUSTEE OF THE EARL J. KNOWLES LIVING TRUST

Prince George's County

Office of Finance of Prince George's County

State of Maryland  
Office of the Attorney General

All unknown owners of the property (2709 KEYSTONE LN BOWIE 20715 being known as District - 07 Account Identifier - 0664193 with a legal description of 9,698.0000 Sq.Ft. & Imps. Kenilworth At Bela Lot 5 Blk 93 Assmt \$355,900 Lib 13406 Fl 116 and assessed to Knowles Earl J Trustee 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-26-001388**

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 2709 KEYSTONE LN BOWIE 20715 being known as District - 07 Account Identifier - 0664193 with a legal description of 9,698.0000 Sq.Ft. & Imps. Kenilworth At Bela Lot 5 Blk 93 Assmt \$355,900 Lib 13406 Fl 116 and assessed to Knowles Earl J Trustee 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: 2709 KEYSTONE LN BOWIE 20715 being known as District - 07 Account Identifier - 0664193 with a legal description of 9,698.0000 Sq.Ft. & Imps. Kenilworth At Bela Lot 5 Blk 93 Assmt \$355,900 Lib 13406 Fl 116 and assessed to Knowles Earl J Trustee 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 16th 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 19th 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  
152374 (3-26,4-2,4-9)

**LEGALS**

**ORDER OF PUBLICATION**

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

Plaintiff,

v.

PHILIP J. MCSTOWE

Prince George's County

Office of Finance of Prince George's County

State of Maryland  
Office of the Attorney General

LINDA M. MCSTOWE

All unknown owners of the property (9210 3RD ST LANHAM 20706 being known as District - 20 Account Identifier - 2257152 with a legal description of 7,500.0000 Sq.Ft. & Imps. Hynesboro Park Lot 14 Blk 5 Assmt \$348,567 Lib 05512 Fl 498 and assessed to Mcstowe Philip J & Linda M. 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-26-001393**

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 9210 3RD ST LANHAM 20706 being known as District - 20 Account Identifier - 2257152 with a legal description of 7,500.0000 Sq.Ft. & Imps. Hynesboro Park Lot 14 Blk 5 Assmt \$348,567 Lib 05512 Fl 498 and assessed to Mcstowe Philip J & Linda M. 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: 9210 3RD ST LANHAM 20706 being known as District - 20 Account Identifier - 2257152 with a legal description of 7,500.0000 Sq.Ft. & Imps. Hynesboro Park Lot 14 Blk 5 Assmt \$348,567 Lib 05512 Fl 498 and assessed to Mcstowe Philip J & Linda M. 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 16th 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 19th 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  
152377 (3-26,4-2,4-9)

**ORDER OF PUBLICATION**

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

Plaintiff,

v.

CARLTON PERCY MCKENZIE AND THE TESTATE AND INTES-TATE SUCCESSORS OF CARLTON PERCY MCKENZIE, 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

KATHERINE M. MCKENZIE

All unknown owners of the property (4504 SPRUCEWOOD CT TEMPLE HILLS 20748 being known as District - 12 Account Identifier - 1290220 with a legal description of 10,103.0000 Sq.Ft. & Imps. Woods Lot 11 Blk G Assmt \$349,900 Lib 04056 Fl 370 and assessed to Mckenzie Carlton P & Katherine M. 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-26-001390**

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 4504 SPRUCEWOOD CT TEMPLE HILLS 20748 being known as District - 12 Account Identifier - 1290220 with a legal description of 10,103.0000 Sq.Ft. & Imps. Woods Lot 11 Blk G Assmt \$349,900 Lib 04056 Fl 370 and assessed to Mckenzie Carlton P & Katherine M. 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: 4504 SPRUCEWOOD CT TEMPLE HILLS 20748 being known as District - 12 Account Identifier - 1290220 with a legal description of 10,103.0000 Sq.Ft. & Imps. Woods Lot 11 Blk G Assmt \$349,900 Lib 04056 Fl 370 and assessed to Mckenzie Carlton P & Katherine M. 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 16th 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 19th 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  
152375 (3-26,4-2,4-9)

**LEGALS**

**ORDER OF PUBLICATION**

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

Plaintiff,

v.

DONALD EDWIN KENNEDY AND THE TESTATE AND INTES-TATE SUCCESSORS OF DONALD EDWIN KENNEDY, 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

CHRISTINE B. KENNEDY

All unknown owners of the property (9901 QUIET GLEN CT UPPER MARLBORO 20774 being known as District - 13 Account Identifier - 1379239 with a legal description of 20,505.0000 Sq.Ft. & Imps. Quiet Glen Lot 1 Blk A Assmt \$347,400 Lib 05410 Fl 832 and assessed to Kennedy Christine 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-26-001392**

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 9901 QUIET GLEN CT UPPER MARLBORO 20774 being known as District - 13 Account Identifier - 1379239 with a legal description of 20,505.0000 Sq.Ft. & Imps. Quiet Glen Lot 1 Blk A Assmt \$347,400 Lib 05410 Fl 832 and assessed to Kennedy Christine B. 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: 9901 QUIET GLEN CT UPPER MARLBORO 20774 being known as District - 13 Account Identifier - 1379239 with a legal description of 20,505.0000 Sq.Ft. & Imps. Quiet Glen Lot 1 Blk A Assmt \$347,400 Lib 05410 Fl 832 and assessed to Kennedy Christine 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 16th 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

**LEGALS**

**ORDER OF PUBLICATION**

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

Plaintiff,

v.

HARRY L. PICKETT

Prince George's County

Office of Finance of Prince George's County

State of Maryland  
Office of the Attorney General

All unknown owners of the property (121 PANORAMA DR OXON HILL 20745 being known as District - 12 Account Identifier - 1236413 with a legal description of 37,685.0000 Sq.Ft. & Imps. Potomac Vista Lot 9 Blk E Assmt \$313,900 Lib 08327 Fl 305 and assessed to Pickett Harry 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-26-001404**

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 121 PANORAMA DR OXON HILL 20745 being known as District - 12 Account Identifier - 1236413 with a legal description of 37,685.0000 Sq.Ft. & Imps. Potomac Vista Lot 9 Blk E Assmt \$313,900 Lib 08327 Fl 305 and assessed to Pickett Harry L. 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: 121 PANORAMA DR OXON HILL 20745 being known as District - 12 Account Identifier - 1236413 with a legal description of 37,685.0000 Sq.Ft. & Imps. Potomac Vista Lot 9 Blk E Assmt \$313,900 Lib 08327 Fl 305 and assessed to Pickett Harry 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 16th 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 19th 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  
152385 (3-26,4-2,4-9)

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

P.O. Box 1729  
Upper Marlboro, Maryland 20773

**In The Estate Of: COLONEL LEE JONES**

**Estate No.: 138401**

**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 **June 11, 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

152435 (3-26,4-2)

*Proudly Serving*  
**Prince George's County**  
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**LEGALS**

**ORDER OF PUBLICATION**

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

Plaintiff,

v.

LEVI E. GOMEZ

Prince George's County

Office of Finance of Prince George's County

State of Maryland  
Office of the Attorney General

ARCP E 1, LLC

JOHN BURSON

All unknown owners of the property (2904 WHITE PINE CT TEMPLE HILLS 20748 being known as District - 12 Account Identifier - 1300029 with a legal description of 11,985.0000 Sq.Ft. & Imps. Hidden Pines Lot 44 Assmt \$339,200 Lib 47188 Fl 573 and assessed to Gomez Levi Gomez, 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-26-001394**

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 2904 WHITE PINE CT TEMPLE HILLS 20748 being known as District - 12 Account Identifier - 1300029 with a legal description of 11,985.0000 Sq.Ft. & Imps. Hidden Pines Lot 44 Assmt \$339,200 Lib 47188 Fl 573 and assessed to Gomez Levi Gomez, 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: 2904 WHITE PINE CT TEMPLE HILLS 20748 being known as District - 12 Account Identifier - 1300029 with a legal description of 11,985.0000 Sq.Ft. & Imps. Hidden Pines Lot 44 Assmt \$339,200 Lib 47188 Fl 573 and assessed to Gomez Levi Gomez, 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 16th 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 19th 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  
152378 (3-26,4-2,4-9)

**LEGALS**

**ORDER OF PUBLICATION**

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

Plaintiff,

v.

PAUL S. CHAPMAN

Prince George's County

Office of Finance of Prince George's County

State of Maryland  
Office of the Attorney General

DCRS HOLDINGS, INC.

HATTIE V. CHAPMAN

DAVID BULL

THE TESTATE AND INTESTATE SUCCESSORS OF PAUL S. CHAPMAN, BELIEVED TO BE DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE INDIVIDUAL BELIEVED TO BE DECEASED

All unknown owners of the property (17102 BROOKMEADOW LN UPPER MARLBORO 20772 being known as District - 03 Account Identifier - 0207829 with a legal description of 10,010.0000 Sq.Ft. & Imps. Marlboro Meadows Lot 2 Blk 41 Assmt \$335,733 Lib 06221 Fl 381 and assessed to Chapman Paul S & Hattie V. 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.

sors 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-26-001396**

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 17102 BROOKMEADOW LN UPPER MARLBORO 20772 being known as District - 03 Account Identifier - 0207829 with a legal description of 10,010.0000 Sq.Ft. & Imps. Marlboro Meadows Lot 2 Blk 41 Assmt \$335,733 Lib 06221 Fl 381 and assessed to Chapman Paul S & Hattie V. 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: 17102 BROOKMEADOW LN UPPER MARLBORO 20772 being known as District - 03 Account Identifier - 0207829 with a legal description of 10,010.0000 Sq.Ft. & Imps. Marlboro Meadows Lot 2 Blk 41 Assmt \$335,733 Lib 06221 Fl 381 and assessed to Chapman Paul S & Hattie V. 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 16th 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 19th 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  
152379 (3-26,4-2,4-9)

**LEGALS**

**ORDER OF PUBLICATION**

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

Plaintiff,

v.

THO QUOC TRAN

Prince George's County

Office of Finance of Prince George's County

State of Maryland  
Office of the Attorney General

CHENH HON LY

All unknown owners of the property (9403 GOOD LUCK RD LANHAM 20706 being known as District - 14 Account Identifier - 1625383 with a legal description of 12,868.0000 Sq.Ft. & Imps. Seabrook Acres Lot 20 Blk K Assmt \$335,333 Lib 08271 Fl 575 and assessed to Tran Tho Q & Chenh H. 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-26-001397**

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 9403 GOOD LUCK RD LANHAM 20706 being known as District - 14 Account Identifier - 1625383 with a legal description of 12,868.0000 Sq.Ft. & Imps. Seabrook Acres Lot 20 Blk K Assmt \$335,333 Lib 08271 Fl 575 and assessed to Tran Tho Q & Chenh H. 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: 9403 GOOD LUCK RD LANHAM 20706 being known as District - 14 Account Identifier - 1625383 with a legal description of 12,868.0000 Sq.Ft. & Imps. Seabrook Acres Lot 20 Blk K Assmt \$335,333 Lib 08271 Fl 575 and assessed to Tran Tho Q & Chenh H. 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 16th 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 19th 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  
152380 (3-26,4-2,4-9)

**LEGALS**

**ORDER OF PUBLICATION**

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

Plaintiff,

v.

SHEILA MICHELE TUNSTALL, PERSONAL REPRESENTATIVE OF THE ESTATE OF MICHELE DENISE TUNSTALL

Prince George's County

Office of Finance of Prince George's County

State of Maryland  
Office of the Attorney General

All unknown owners of the property (7914 DELLWOOD AVE LANHAM 20706 being known as District - 20 Account Identifier - 2176352 with a legal description of 7,880.0000 Sq.Ft. & Imps. Glenarden Woods Lot 8 Blk QUE Assmt \$263,833 Lib 48688 Fl 044 and assessed to Tunstall Sheila Michele, 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-26-001400**

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 7914 DELLWOOD AVE LANHAM 20706 being known as District - 20 Account Identifier - 2176352 with a legal description of 7,880.0000 Sq.Ft. & Imps. Glenarden Woods Lot 8 Blk QUE Assmt \$263,833 Lib 48688 Fl 044 and assessed to Tunstall Sheila Michele, 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: 7914 DELLWOOD AVE LANHAM 20706 being known as District - 20 Account Identifier - 2176352 with a legal description of 7,880.0000 Sq.Ft. & Imps. Glenarden Woods Lot 8 Blk QUE Assmt \$263,833 Lib 48688 Fl 044 and assessed to Tunstall Sheila Michele, 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 16th 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 19th 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  
152383 (3-26,4-2,4-9)

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PRINCE GEORGE'S  
POST**

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**LEGALS**

**ORDER OF PUBLICATION**

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

Plaintiff,

v.

FRANK M. PETTY

Prince George's County

Office of Finance of Prince George's County

State of Maryland  
Office of the Attorney General

BARBARA B. PETTY AND THE TESTATE AND INTESTATE SUCCESSORS OF BARBARA B. PETTY, BELIEVED TO BE DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE INDIVIDUAL BELIEVED TO BE DECEASED

All unknown owners of the property (4231 KINMOUNT RD LANHAM 20706 being known as District - 20 Account Identifier - 2247401 with a legal description of PLAT 3 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-26-001398**

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 4231 KINMOUNT RD LANHAM 20706 being known as District - 20 Account Identifier - 2247401 with a legal description of PLAT 3 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: 4231 KINMOUNT RD LANHAM 20706 being known as District - 20 Account Identifier - 2247401 with a legal description of PLAT 3 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 16th 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 19th 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  
152381 (3-26,4-2,4-9)

**LEGALS**

**ORDER OF PUBLICATION**

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

Plaintiff,

v.

BARBARA L. HARVEY

Prince George's County

Office of Finance of Prince George's County

State of Maryland  
Office of the Attorney General

All unknown owners of the property (9608 MEADOW LARK AVE UPPER MARLBORO 20772 being known as District - 15 Account Identifier - 1737816 with a legal description of 11,116.0000 Sq.Ft. & Imps. Queens Wood Lot 31 Blk A Assmt \$313,200 Lib 08030 Fl 868 and assessed to Harvey Barbara 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-26-001399**

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 9608 MEADOW LARK AVE UPPER MARLBORO 20772 being known as District - 15 Account Identifier - 1737816 with a legal description of 11,116.0000 Sq.Ft. & Imps. Queens Wood Lot 31

**LEGALS**

Blk A Assmt \$313,200 Lib 08030 Fl 868 and assessed to Harvey Barbara L. 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: 9608 MEADOW LARK AVE UPPER MARLBORO 20772 being known as District - 15 Account Identifier - 1737816 with a legal description of 11,116.0000 Sq.Ft. & Imps. Queens Wood Lot 31 Blk A Assmt \$313,200 Lib 08030 Fl 868 and assessed to Harvey Barbara 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 16th 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 19th 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  
152382 (3-26,4-2,4-9)

**LEGALS**

**ORDER OF PUBLICATION**

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

Plaintiff,

v.

ANNA T. HOLMES AND THE TESTATE AND INTESTATE SUCCESSORS OF ANNA T. HOLMES, 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

MAJOR P. HOLMES AND THE TESTATE AND INTESTATE SUCCESSORS OF MAJOR P. HOLMES, BELIEVED TO BE DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE INDIVIDUAL BELIEVED TO BE DECEASED

All unknown owners of the property (2714 KELNER DR LANDOVER 20785 being known as District - 13 Account Identifier - 1444801 with a legal description of 11,537.0000 Sq.Ft. & Imps. Royale Gardens Lot 8 Blk 3 Assmt \$298,067 Lib 00000 Fl 000 and assessed to Holmes Major P & Anna T. 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-26-001411**

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 2714 KELNER DR LANDOVER 20785 being known as District - 13 Account Identifier - 1444801 with a legal description of 11,537.0000 Sq.Ft. & Imps. Royale Gardens Lot 8 Blk 3 Assmt \$298,067 Lib 00000 Fl 000 and assessed to Holmes Major P & Anna T. 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: 2714 KELNER DR LANDOVER 20785 being known as District - 13 Account Identifier - 1444801 with a legal description of 11,537.0000 Sq.Ft. & Imps. Royale Gardens Lot 8 Blk 3 Assmt \$298,067 Lib 00000 Fl 000 and assessed to Holmes Major P & Anna T. 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 16th 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 19th 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  
152386 (3-26,4-2,4-9)

**LEGALS**

**ORDER OF PUBLICATION**

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

Plaintiff,

v.

JAMES EDWARD POWELL AND THE TESTATE AND INTESTATE SUCCESSORS OF JAMES EDWARD POWELL, 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

CONSTANCE C. POWELL AND THE TESTATE AND INTESTATE SUCCESSORS OF CONSTANCE C. POWELL, BELIEVED TO BE DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE INDIVIDUAL BELIEVED TO BE DECEASED

All unknown owners of the property (800 BOOKER DR CAPITOL HEIGHTS 20743 being known as District - 18 Account Identifier - 2080000 with a legal description of 3,990.0000 Sq.Ft. & Imps. Highland Gardens Lot 21 Blk D Assmt \$260,900 Lib 02814 Fl 484 and assessed to Powell James E & Constance 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-26-001414**

**LEGALS**

**ORDER OF PUBLICATION**

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

Plaintiff,

v.

RUFUS F. JOHNSON AND THE TESTATE AND INTESTATE SUCCESSORS OF RUFUS F. JOHNSON, 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

BETTY A. JOHNSON AND THE TESTATE AND INTESTATE SUCCESSORS OF BETTY A. JOHNSON, BELIEVED TO BE DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE INDIVIDUAL BELIEVED TO BE DECEASED

All unknown owners of the property (709 65TH AVE CAPITOL HEIGHTS 20743 being known as District - 18 Account Identifier - 2049542 with a legal description of 5,000.0000 Sq.Ft. & Imps. Gregory Estates Lot 5 Blk E Assmt \$255,133 Lib 03778 Fl 218 and assessed to Johnson Rufus F & Betty A. 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-26-001415

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 709 65TH AVE CAPITOL HEIGHTS 20743 being known as District - 18 Account Identifier - 2049542 with a legal description of 5,000.0000 Sq.Ft. & Imps. Gregory Estates Lot 5 Blk E Assmt \$255,133 Lib 03778 Fl 218 and assessed to Johnson Rufus F & Betty A. 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: 709 65TH AVE CAPITOL HEIGHTS 20743 being known as District - 18 Account Identifier - 2049542 with a legal description of 5,000.0000 Sq.Ft. & Imps. Gregory Estates Lot 5 Blk E Assmt \$255,133 Lib 03778 Fl 218 and assessed to Johnson Rufus F & Betty A. 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 16th 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 19th 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  
152389 (3-26,4-2,4-9)

**LEGALS**

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

P.O. Box 1729  
Upper Marlboro, Maryland 20773

**In The Estate Of: DARRELL ANTHONY YOUNG**  
Estate No.: 138362

**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 **June 11, 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

152434 (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.

HERBERT LEE JOHNSON AND THE TESTATE AND INTESTATE SUCCESSORS OF HERBERT LEE JOHNSON, 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

All unknown owners of the property (1025 CARRINGTON AVE CAPITOL HEIGHTS 20743 being known as District - 18 Account Identifier - 2006021 with a legal description of 4,819.0000 Sq.Ft. & Imps. Highland Gardens Lot 1 Blk C Assmt \$242,533 Lib 04388 Fl 004 and assessed to Johnson Herbert 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-26-001433

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 1025 CARRINGTON AVE CAPITOL HEIGHTS 20743 being known as District - 18 Account Identifier - 2006021 with a legal description of 4,819.0000 Sq.Ft. & Imps. Highland Gardens Lot 1 Blk C Assmt \$242,533 Lib 04388 Fl 004 and assessed to Johnson Herbert L. 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: 1025 CARRINGTON AVE CAPITOL HEIGHTS 20743 being known as District - 18 Account Identifier - 2006021 with a legal description of 4,819.0000 Sq.Ft. & Imps. Highland Gardens Lot 1 Blk C Assmt \$242,533 Lib 04388 Fl 004 and assessed to Johnson Herbert 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 16th 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 19th 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  
152390 (3-26,4-2,4-9)

**LEGALS**

**ORDER OF PUBLICATION**

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

Plaintiff,

v.

ANTHONY SHORTER, SR, TRUSTEE OF THE ANTHONY SHORTER, SR AND ALBERTA C. SHORTER REVOCABLE LIVING TRUST

Prince George's County

Office of Finance of Prince George's County

State of Maryland  
Office of the Attorney General

1ST WASHINGTON MORTGAGE CORPORATION

ALBERTA C. SHORTER, TRUSTEE OF THE ANTHONY SHORTER, SR AND ALBERTA C. SHORTER REVOCABLE LIVING TRUST

VERGIE L. CARTWRIGHT

J. CHRISTOPHER WARNER

THE TESTATE AND INTESTATE SUCCESSORS OF ALBERTA C. SHORTER, BELIEVED TO BE DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE INDIVIDUAL BELIEVED TO BE DECEASED,

**LEGALS**

**TRUSTEE OF THE ANTHONY SHORTER, SR AND ALBERTA C. SHORTER REVOCABLE LIVING TRUST**

All unknown owners of the property (8907 CHAD WAY CLINTON 20735 being known as District - 09 Account Identifier - 0851246 with a legal description of 9,500.0000 Sq.Ft. & Imps. Clinton-dale Estat Lot 21 Blk C Assmt \$362,967 Lib 37938 Fl 302 and assessed to Shorter Anthony Alberta Rev. 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-26-001441

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 8907 CHAD WAY CLINTON 20735 being known as District - 09 Account Identifier - 0851246 with a legal description of 9,500.0000 Sq.Ft. & Imps. Clinton-dale Estat Lot 21 Blk C Assmt \$362,967 Lib 37938 Fl 302 and assessed to Shorter Anthony Alberta Rev. 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: 8907 CHAD WAY CLINTON 20735 being known as District - 09 Account Identifier - 0851246 with a legal description of 9,500.0000 Sq.Ft. & Imps. Clinton-dale Estat Lot 21 Blk C Assmt \$362,967 Lib 37938 Fl 302 and assessed to Shorter Anthony Alberta Rev. 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 16th 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 19th 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  
152391 (3-26,4-2,4-9)

**LEGALS**

**ORDER OF PUBLICATION**

TAX AUCTION OF EAST COAST, LLC  
c/o Eskin Law, LLC  
1700 Reisterstown Road, Suite 212  
Pikesville, MD 21208

Plaintiff,

v.

CLAIRE R. KIPILA

Prince George's County

Office of Finance of Prince George's County

State of Maryland  
Office of the Attorney General

BANK OF AMERICA, N.A.

PRLAP, INC.

All unknown owners of the property (8712 JOLLY LN FORT WASHINGTON 20744 being known as District - 09 Account Identifier - 0902171 with a legal description of 11,000.0000 Sq.Ft. & Imps. Oaklawn Manor Lot 15 Blk B Assmt \$359,733 Lib 14060 Fl 298 and assessed to Kipila Claire R. 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-26-001456

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 8712 JOLLY LN FORT WASHINGTON 20744 being known as District - 09 Account Identifier - 0902171 with a legal description of 11,000.0000 Sq.Ft. & Imps. Oaklawn Manor Lot 15 Blk B Assmt \$359,733 Lib 14060 Fl 298 and assessed to Kipila Claire R. on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George's County, State of Maryland to TAX AUCTION OF EAST COAST, 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: 8712 JOLLY LN FORT WASHINGTON 20744 being known as District - 09 Account Identifier - 0902171 with a legal description of 11,000.0000 Sq.Ft. & Imps. Oaklawn Manor Lot 15 Blk B Assmt \$359,733 Lib 14060 Fl 298 and assessed to Kipila Claire R. 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 16th 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 19th 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  
152392 (3-26,4-2,4-9)

**LEGALS**

**ORDER OF PUBLICATION**

TAX AUCTION OF EAST COAST, LLC  
c/o Eskin Law, LLC  
1700 Reisterstown Road, Suite 212  
Pikesville, MD 21208

Plaintiff,

v.

JACQUELINE A. ELLIS

Prince George's County

Office of Finance of Prince George's County

State of Maryland  
Office of the Attorney General

The Testate and Intestate Successors of Jacqueline A. Ellis, Believed to Be Deceased, and All Persons Claiming by, Through, or Under the Individual Believed to Be Deceased

All unknown owners of the property (3828 EARLY GLOW LN BOWIE 20716 being known as District - 07 Account Identifier - 0814533 with a legal description of 1,757.0000 Sq.Ft. & Imps. Bowie New Town Cen Lot 113 Assmt \$349,200 Lib 10136 Fl 322 and assessed to Ellis Jacqueline A. 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-26-001457

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 3828 EARLY GLOW LN BOWIE 20716 being known as District - 07 Account Identifier - 0814533 with a legal description of 1,757.0000 Sq.Ft. & Imps. Bowie New Town Cen Lot 113 Assmt \$349,200 Lib 10136 Fl 322 and assessed to Ellis Jacqueline A. on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George's County, State of Maryland to TAX AUCTION OF EAST COAST, 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: 3828 EARLY GLOW LN BOWIE 20716 being known as District - 07 Account Identifier - 0814533 with a legal description of 1,757.0000 Sq.Ft. & Imps. Bowie New Town Cen Lot 113 Assmt \$349,200 Lib 10136 Fl 322 and assessed to Ellis Jacqueline A. 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 16th 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 19th 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  
152393 (3-26,4-2,4-9)

**LEGALS**

**ORDER OF PUBLICATION**

TAX AUCTION OF EAST COAST, LLC  
c/o Eskin Law, LLC  
1700 Reisterstown Road, Suite 212  
Pikesville, MD 21208

Plaintiff,

v.

ERWIN L. CRAIG, JR.,

Prince George's County

Office of Finance of Prince George's County

State of Maryland  
Office of the Attorney General

All unknown owners of the property (4406 TWIN OAK CT LANHAM 20706 being known as District - 20 Account Identifier - 2839264 with a legal description of 8,943.0000 Sq.Ft. & Imps. Crandall Crossing- Lot 1 Blk B Assmt \$473,667 Lib 23435 Fl 722 and assessed to Craig Erwin L Jr. 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-26-001459

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 4406 TWIN OAK CT LANHAM 20706 being known as District - 20 Account Identifier - 2839264 with a legal description of 8,943.0000 Sq.Ft. & Imps. Crandall Crossing- Lot 1 Blk B Assmt \$473,667 Lib 23435 Fl 722 and assessed to Craig Erwin L Jr. on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George's County, State of Maryland to TAX AUCTION OF EAST COAST, 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: 4406 TWIN OAK CT LANHAM 20706 being known as District - 20 Account Identifier - 2839264 with a legal description of 8,943.0000 Sq.Ft. & Imps. Crandall Crossing- Lot 1 Blk B Assmt \$473,667 Lib 23435 Fl 722 and assessed to Craig Erwin L Jr. 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 17th 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 19th 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  
152395 (3-26,4-2,4-9)

**LEGALS**

**ORDER OF PUBLICATION**

TAX AUCTION OF EAST COAST, LLC  
c/o Eskin Law, LLC  
1700 Reisterstown Road, Suite 212  
Pikesville, MD 21208

Plaintiff,

v.

JEFFERY LEE CARTER,

Prince George's County

Office of Finance of Prince George's County

State of Maryland  
Office of the Attorney General

YVONNE CARTER

All unknown owners of the property (5914 JOHN ADAMS DR TEMPLE HILLS 20748 being known as District - 06 Account Identifier - 0576322 with a legal description of 11,308.0000 Sq.Ft. & Imps. Earnshaw Heights Lot 8 Blk A Assmt \$381,333 Lib 09603 Fl 061 and assessed to Carter Jeffery L & Yvonne. 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-26-001460

The object of this proceeding is to secure foreclosure of all rights of re-

demption from tax sale on the property known as 5914 JOHN ADAMS DR TEMPLE HILLS 20748 being known as District - 06 Account Identifier - 0576322 with a legal description of 11,308.0000 Sq.Ft. & Imps. Earnshaw Heights Lot 8 Blk A Assmt \$381,333 Lib 09603 Fl 061 and assessed to Carter Jeffery L & Yvonne. on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George's County, State of Maryland to TAX AUCTION OF EAST COAST, 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: 5914 JOHN ADAMS DR TEMPLE HILLS 20748 being known as District - 06 Account Identifier - 0576322 with a legal description of 11,308.0000 Sq.Ft. & Imps. Earnshaw Heights Lot 8 Blk A Assmt \$381,333 Lib 09603 Fl 061 and assessed to Carter Jeffery L & Yvonne. 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 17th 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 19th 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  
152396 (3-26,4-2,4-9)

**LEGALS**

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

P.O. Box 1729  
Upper Marlboro, Maryland 20773

**In The Estate Of: JAMES LOUIS DADE**  
Estate

**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

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

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**LEGALS**

**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)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**VALDA CYNTHIA MURFREE**

Notice is given that Raval Davis, whose address is 212 Dauntly St, Upper Marlboro, MD 20774, was on March 5, 2026 appointed Personal Representative of the estate of VALDA CYNTHIA MURFREE who died on February 1, 2026 with a will.

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

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

RAVAL DAVIS  
Personal Representative

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

Estate No. 140688

152324 (3-19,3-26,4-2)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**DAYNA LASHARNE LEE**

Notice is given that Walter Lee, whose address is 6000 Saint Ignatius Dr, Fort Washington, MD 20744-3090, was on March 2, 2026 appointed Personal Representative of the estate of DAYNA LASHARNE LEE, who died on January 3, 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.

WALTER LEE  
Personal Representative

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

Estate No. 140561

152258 (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  
**LAWRENCE V WENTZEL**

Notice is given that Jennifer Lynn Wentzel, whose address is 1037 Hyde Park Dr, Annapolis, MD 21403, was on February 25, 2026 appointed Personal Representative of the estate of LAWRENCE V WENTZEL who died on January 10, 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.

JENNIFER LYNN WENTZEL  
Personal Representative

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

Estate No. 140496

152251 (3-12,3-19,3-26)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**CHARLES W WOODARD JR**

Notice is given that Sandra J Campbell, whose address is 465 Fairbee Rd, Berkeley Springs, WV 25411, was on February 25, 2026 appointed Personal Representative of the estate of CHARLES W WOODARD JR who died on December 11, 2025 with a will.

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

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

SANDRA J CAMPBELL  
Personal Representative

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

Estate No. 140141

152252 (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  
**ELIJAH ELISHA DANIELS JR**

Notice is given that Joseph Daniels, whose address is 7110 E Kilmer St, Landover, MD 20785-2129, was on March 5, 2026 appointed Personal Representative of the estate of ELIJAH ELISHA DANIELS JR who died on October 27, 2025 with a will.

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

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

JOSEPH 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. 140019

152331 (3-19,3-26,4-2)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**DAVID LAWRENCE WARR**

Notice is given that Teresa Warr, whose address is 1605 Carriage House 1er Apt C, Silver Spring, MD 20904-2292, was on March 4, 2026 appointed Personal Representative of the estate of DAVID LAWRENCE WARR who died on November 30, 2025 with a will.

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

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

TERESA WARR  
Personal Representative

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

Estate No. 140075

152332 (3-19,3-26,4-2)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**STERLING S SMITH JR**

Notice is given that Sheldon D Smith, whose address is 7290 Wright Dr, Atlanta, GA 30349-7912, was on March 5, 2026 appointed Personal Representative of the estate of STERLING S SMITH JR 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 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.

SHELDON D 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. 140697

152333 (3-19,3-26,4-2)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**KEVIN WAYNE REDMAN**

Notice is given that Mark Redman, whose address is 3283 Deerfield Ct, Williamsburg, VA 23185-8401, was on March 5, 2026 appointed Personal Representative of the estate of KEVIN WAYNE REDMAN who died on January 5, 2026 with a will.

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

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

MARK REDMAN  
Personal Representative

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

Estate No. 140507

152334 (3-19,3-26,4-2)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**MARY ELLEN KELETI**

Notice is given that Frank Morris Morgan, whose address is 10 Royal CV, San Antonio, TX 78248-1575, was on March 4, 2026 appointed Personal Representative of the estate of MARY ELLEN KELETI who died on February 1, 2026 with a will.

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

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

FRANK MORRIS MORGAN  
Personal Representative

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

Estate No. 140670

152335 (3-19,3-26,4-2)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**WILLIAM EARL MOBLEY JR**

Notice is given that Evelyn L Small, whose address is 119 Eagles Pointe Dr Apt 307, Brunswick, GA 31525-1116, was on March 10, 2026 appointed Personal Representative of the estate of WILLIAM EARL MOBLEY JR, 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 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.

EVELYN L 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. 140569

152339 (3-19,3-26,4-2)

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**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.

**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,

**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)

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**LEGALS**

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

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

**704 CALVERT LANE  
FORT WASHINGTON, MD 20744**

By authority contained in a Deed of Trust dated September 19, 2005 and recorded in Liber 23854, Folio 632, modified by Loan Modification Agreement recorded on August 8, 2019, at Liber No. 42394, Folio 331, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$210,000.00, 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 [fourt 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 14, 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.

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

152466

(3-26,4-2,4-9)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**JOSEPH DERRICK PROCTOR**

Notice is given that Joyce P Brooks, whose address is 5815 S Marwood Blvd, Upper Marlboro, MD 20772-3694, was on March 6, 2026 appointed Personal Representative of the estate of **JOSEPH DERRICK PROCTOR** who died on February 6, 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 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.

**JOYCE P BROOKS**  
Personal Representative

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

Estate No. 140428

152325 (3-19,3-26,4-2)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**ROBERT EDWARD PARRECO**

Notice is given that Carol J Parreco, whose address is 34 Old Sturbridge Rd, Arnold, MD 21012-2554, was on March 6, 2026 appointed Personal Representative of the estate of **ROBERT EDWARD PARRECO** who died on February 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 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.

**CAROL J PARRECO**  
Personal Representative

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

Estate No. 140630

152326 (3-19,3-26,4-2)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**ALTHEA ELLA PARKER**

Notice is given that Martin Parker, whose address is 7305 Georgian Dr, Upper Marlboro, MD 20772-2400, was on March 17, 2026 appointed Personal Representative of the estate of **ALTHEA ELLA PARKER** who died on December 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 17th 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 17th 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.

**MARTIN PARKER**  
Personal Representative

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

Estate No. 140434

152437 (3-26,4-2,4-9)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**BARBARA ANN BLAGMON**

Notice is given that Veronica Shepherd, whose address is 6015 Savannah Dr, Brandywine, MD 20613-7734, was on March 6, 2026 appointed Personal Representative of the estate of **BARBARA ANN BLAGMON** who died on February 15, 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 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.

**VERONICA SHEPHERD**  
Personal Representative

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

Estate No. 140671

152327 (3-19,3-26,4-2)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**CLAUDIO EMANUEL COOKE**  
AKA: CLAUDIO EMANUEL COOKE

Notice is given that Ashley Cooke, whose address is 2624 Monroe St NE, Washington, DC 20018-2918, was on March 17, 2026 appointed Personal Representative of the estate of **CLAUDIO EMANUEL COOKE** AKA: CLAUDIO EMANUEL COOKE who died on February 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 17th 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 17th 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.

**ASHLEY COOKE**  
Personal Representative

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

Estate No. 140567

152438 (3-26,4-2,4-9)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**GLORIA T. RAINEY**

Notice is given that Wayne J. Rainey, whose address is 11906 Mary Catherine Dr, Clinton, MD 20735, was on March 16, 2026 appointed Personal Representative of the estate of **GLORIA T. RAINEY** who died on January 4, 2026 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 16th 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 16th 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.

**WAYNE J. RAINEY**  
Personal Representative

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

Estate No. 140777

152439 (3-26,4-2,4-9)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**BERNICE W ALSTON**

Notice is given that Veronica A. Robin, whose address is 4305 Townsley Ave, Temple Hills, MD 20748, was on March 16, 2026 appointed Personal Representative of the estate of **BERNICE W ALSTON** who died on June 26, 2025 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 16th 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 16th 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.

**VERONICA A ROBIN**  
Personal Representative

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

Estate No. 140754

152440 (3-26,4-2,4-9)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**ROCHELLE H HERBERT**  
AKA: ROCHELLE HAWKINS HERBERT

Notice is given that Omari P Herbert, whose address is 5124 Glassmanor Dr, Oxon Hill, MD 20745, was on March 9, 2026 appointed Personal Representative of the estate of **ROCHELLE H HERBERT** who died on December 27, 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.

**OMARI P HERBERT**  
Personal Representative

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

Estate No. 140461

152329 (3-19,3-26,4-2)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**WILFRED FREEMAN**

Notice is given that Lois Freeman, whose address is 7207 Sheffield Dr, Camp Springs, MD 20748-4137, was on March 5, 2026 appointed Personal Representative of the estate of **WILFRED FREEMAN** who died on August 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 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.

**LOIS FREEMAN**  
Personal Representative

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

Estate No. 139469

152330 (3-19,3-26,4-2)

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Call 301-627-0900

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*The Prince George's Post!*

**Or Email: [bboice@pgpost.com](mailto:bboice@pgpost.com) Today!**

**LEGALS**



**PUBLIC NOTICE OF SIGNIFICANT INDUSTRIAL USER POLLUTION VIOLATION(S)**

In accordance with the General Pretreatment Regulations (40 CFR Part 403), the Washington Suburban Sanitary Commission (WSSC) administers the Industrial Discharge Control Program to regulate the discharge of pollutants to the sanitary sewers in Montgomery and Prince George's counties. The Program's purpose is to protect the environment, to prevent interference of wastewater operations, to prevent the pass-through of pollutants into local waterways, and to ensure the quality of treatment plant sludge.

During the 2025 evaluation period (October 2024 through December 2025), the following Industrial Users were found to be in significant noncompliance (SNC), as defined in 40 CFR 403.8(f)(2)(viii), with the United States Environmental Protection Agency's National Pretreatment Standards and/or WSSC's Industrial and Special Waste Regulations.

**Cintas Corporation** (1769 Brightseat Rd, Landover, MD 20785) failed to notify WSSC within 24 hours of becoming aware of a violation. This violation constitutes SNC for failure to accurately report non-compliance during the October 2024 through March 2025 evaluation period. Enforcement Actions included a Notice of Violation (NOV), a Civil Citation, and a Compliance Directive.

**Joint Base Andrews-Naval Air Facility, Washington** (316 CES/CEIE, 3466 North Carolina Ave, Joint Base Andrews, MD 20762) violated the permitted daily maximum limitation for Total Phosphorus on October 8, 2024, October 29, 2024, November 19, 2024, and February 6, 2025. This violation constitutes Technical Review Criteria SNC during the October 2024 through March 2025 evaluation period. Enforcement Actions included NOV's, additional monitoring, and a Compliance Directive. The industry has returned to compliance for Total Phosphorus.

152476 (3-26)

**LEGALS**

**COUNTY COUNCIL HEARINGS**

COUNTY COUNCIL OF  
PRINCE GEORGE'S COUNTY, MARYLAND  
**NOTICE OF PUBLIC HEARINGS**  
  
TUESDAY, APRIL 7, 2026  
COUNCIL HEARING ROOM  
WAYNE K. CURRY ADMINISTRATION BUILDING  
1301 MCCORMICK DRIVE  
LARGO, MARYLAND  
<https://pgccouncil.us/LIVE>  
  
10:30 A.M.

Notice is hereby given that on Tuesday, April 7, 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 Resources Management:

Ms. Stephanie Bridgeforth

**COUNCIL BILLS:**

**CB-002-2026 (DR-3) AN ACT CONCERNING MISSING PERSONS WITHIN THE COUNTY-DACARA ROSE'S LAW** for the purpose of prohibiting any mandatory waiting period before taking a missing person report; requiring prompt acceptance of missing person reports; requiring public-facing notice that no waiting period is imposed; providing for implementation by written policy; and generally relating to missing person reports and law enforcement practices in Prince George's County.

**CB-005-2026 (DR-2) AN ACT CONCERNING INDIVIDUALS NOT ELIGIBLE FOR COUNTY EMPLOYMENT** for the purpose of prohibiting certain individuals employed by certain federal agencies from County employment; and generally relating to County personnel.

**CB-006-2026 (DR-3) AN EMERGENCY ACT CONCERNING IMMIGRATION ENFORCEMENT GUIDANCE** for the purpose of limiting access to certain areas for immigration enforcement, subject to certain conditions; requiring the County Executive to develop and publish certain guidance related to immigration enforcement action at County facilities; requiring the development of signage templates for private use; clarifying the meaning of "violent crime," and generally relating to County administration and immigration enforcement in the County.

*A public emergency exists affecting the public health, safety, and welfare; said emergency being the threat posed to the community by unlawful federal immigration enforcement activity and the potential for kidnapping and human trafficking activity due to the way federal agencies conduct immigration enforcement activity.*

**CB-007-2026 (DR-2) AN EMERGENCY ACT CONCERNING RESIDENT KIDNAPPING PROTECTION ACT** for the purpose of providing that County residents may call for Prince George's County Police Department verification of the identity and authority of persons engaging in immigration enforcement activity; making certain findings and defining certain terms; requiring a certain police response; requiring public outreach about this police service; and generally relating to police and immigration enforcement.

*A public emergency exists affecting the public health, safety, and welfare; said emergency being the threat posed to the community by unlawful federal immigration enforcement activity and the potential for kidnapping and human trafficking activity due to the way federal agencies conduct immigration enforcement activity.*

**CB-008-2026 (DR-2) AN EMERGENCY ACT CONCERNING PROHIBITION ON FACIAL COVERINGS FOR LAW ENFORCEMENT** for the purpose of prohibiting certain law enforcement officers from wearing face coverings that conceal or obscure the face while interacting with the public in the performance of official duties in Prince George's County; providing definitions and exceptions; providing penalties and enforcement; stating that a public emergency exists and declaring the nature of that emergency; and generally relating to transparency and public trust in law enforcement.

*A public emergency exists affecting the public health, safety, and welfare; said emergency being the threat posed to the community where certain law enforcement officers perform law enforcement functions during encounters with County residents wearing face coverings that conceal or obscure the face, and which serve to substantially erode the public trust.*

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

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

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

152485 (3-26,4-2)

**LEGALS**

**NOTICE OF INTENT TO DISPOSE OF IMPOUNDED VEHICLES**

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

The owner(s) / lien holder(s) are hereby informed of their right to reclaim vehicle(s) upon payment of all charges and costs resulting from towing, preservation and storage.

Pursuant to Sec. 26.142.10, vehicle owner has the right to contest the validity of the tow within (21) days of the date of this notice by requesting a hearing with the Director.

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

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

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

YEAR	MAKE	MODEL	VIN
2008	Nissan	Altima	1N4AL24E38C226952
2007	Pontiac	Torrent	2CKDL63F276040926
2020	Honda	Accord	1HGCV2F5XLA010581
2006	Chevy	Trailblazer	1GNDT135V62200948
2017	Toyota	Yaris	3MYDLBYV3HY155729
2007	Chevy	Avalanche	3GNFK12327G169306
2012	MiniCooper	Clubman	WMWZG3C53CTY38647
2013	Chrysler	200	1C3CCB4B4DN647613
2004	Chevy	Silverado	1GCEC14X54Z222139

152475 (3-26)

**LEGALS**

**NOTICE OF JOINT PUBLIC HEARING**

THE PRINCE GEORGE'S COUNTY COUNCIL,  
SITTING AS THE DISTRICT COUNCIL,  
AND  
THE PRINCE GEORGE'S COUNTY PLANNING BOARD OF  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING  
COMMISSION

Pursuant to the Regional District Act within the Land Use Article, Annotated Code of Maryland, as well as Subtitle 27 of the Prince George's County Code, being also the Zoning Ordinance of Prince George's County, Maryland, notice is hereby given that a public hearing will be held to seek public comment and testimony concerning:

**The Preliminary Port Towns Sector Plan and Proposed Sectional Map Amendment (SMA) (CR-094-2023)**

To view the Council Resolution (CR-094-2023) initiating the Sector Plan and Sectional Map Amendment, please visit the Legislative Branch website, <https://princegeorgescountymd.legistar.com/Legislation.aspx>

**PUBLIC HEARING DATE/TIME: Monday, May 11, 2026, at 6:00 p.m.**

**PUBLIC HEARING LOCATION:** Wayne K. Curry Administrative Building  
1st Floor Council Hearing Room  
1301 McCormick Drive, Largo, Maryland 20774

View virtually using the link provided at: <https://pgccouncil.us/LIVE>

**PURPOSE OF PUBLIC HEARING:** To give interested persons the opportunity to attend and provide public comment, either in support or opposition, concerning the Preliminary Port Towns Sector Plan and Proposed Sectional Map Amendment (SMA).

**HOW TO PARTICIPATE:** In-Person Public Hearing – The hearing will take place in person but viewable virtually. To testify / speak, you must be present at the Council Hearing Room. Those viewing online will not be able to speak. To submit written testimony, attendance at the hearing is not required. To register to speak or submit comments or written testimony, please use the Council's eComment portal at: <https://pgccouncil.us/Speak>. For those unable to use the portal, comments / written correspondence may be emailed to: [onlinesignup@co.pg.md.us](mailto:onlinesignup@co.pg.md.us) or faxed to (301) 952-5178.

**Registration to speak in person should be completed by 3:00 p.m. on the day BEFORE the hearing.** On-site registration is now available; however, **advance registration to testify is strongly encouraged.** Speakers will be given 3 minutes to speak. Written comments may be submitted through the close of business on Tuesday, May 26, 2026, when the record of public hearing testimony will close. Testimony and comments will not be accepted via social media or by telephone / voice mail message. These policies are in effect until further notice. 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. During the joint public hearing, the District Council's rules of procedure will be followed. These rules can be found at: <https://pgccouncil.us/DocumentCenter/View/3890/District-Council-Rules-of-Procedure>.

The Preliminary Port Towns Sector Plan and Proposed SMA can be viewed online at <https://www.pgplanning.org/projects/port-towns-sector-plan-and-sma/>, or a physical copy is available for review on site at no cost at the following locations:

- Bladensburg Branch Library, 4820 Annapolis Road, Bladensburg, MD 20710
- Edmonston Town Hall, 5005 52nd Ave, Hyattsville, MD 20781
- Cottage City Town Hall, 3820 40th Avenue, Cottage City, MD 20722
- Colmar Manor Town Hall, 3701 Lawrence St, Colmar Manor, MD 20722

The Port Towns Sector Plan and SMA area generally encompasses the municipal boundaries of Edmonston, Cottage City, Bladensburg, and Colmar Manor. It also includes properties in an unincorporated area east of Edmonston's municipal boundary, west of Bladensburg municipal boundary, and south of Carters Lane; the unincorporated area south of the Bladensburg's municipal boundary from MD 450 (Annapolis Road) to MD 295 (Baltimore-Washington Parkway) (excluding the properties within the Cheverly municipal boundary); and the unincorporated area south of Colmar Manor's municipal boundary and north of the District of Columbia boundary.

**IF YOUR PROPERTY IS LOCATED IN THE BOUNDARIES OF THE PROPOSED SECTIONAL MAP AMENDMENT IDENTIFIED ABOVE, APPROVAL OF THE SECTIONAL MAP AMENDMENT COULD RESULT IN THE REZONING OF YOUR PROPERTY, WHICH COULD THEN AFFECT YOUR PROPERTY'S VALUE AND YOUR TAX LIABILITY.**

**ADDITIONAL INFORMATION:** If you intend to provide testimony at the Joint Public Hearing and/or file a statement in the official record, and your intent is to request or support an intensification of zoning, **please read carefully the affidavit requirements explained in this notice.**

**LEGALS**

If you intend to provide in-person testimony at the Joint Public Hearing on the Preliminary Port Towns Sector Plan and Proposed Sectional Map Amendment (SMA) and/or file a statement in the official record, and **your intent is to request or support an intensification of zoning**, you must complete and return an affidavit in accordance with the State Public Ethics Law, §§5-833 through 5-839, General Provisions Article, Annotated Code of Maryland. Your affidavit should be submitted to the Clerk of the Council 30 days prior to the Joint Public Hearing on the SMA, or April 10, 2026. Required affidavits should be submitted to the Clerk of the County Council in electronic format only, via the Council's eComment portal or by email to [online-signup@co.pg.md.us](mailto:online-signup@co.pg.md.us), rather than by U.S. mail.

Affidavit forms for Prince George's County are available for download on the Maryland State Ethics Commission website at:

For individuals: <http://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO1.pdf>

For entities: <http://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO2.pdf>

For agents: <http://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO3.pdf>

Communication concerning a pending zoning request between a property owner or agent and a member of the County Council or County Executive outside of the public hearing process is prohibited by law and must be disclosed (§5-836, General Provisions Article, Annotated Code of Maryland). An Ex Parte form must be filed by all parties regarding any such communication within five (5) days after the communication was made or received. Ex Parte forms are also available for download on the Maryland State Ethics Commission website at:

<https://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO4.pdf>

The order of intensity of zones is as follows, beginning with the least intense zone and progressing to the most intense:

- ROS, AG, AR, RE, RR, RSF-95, RSF-65, RMH, RSF-A, R-PD, RMF-12, RMF-20, RMF-48, CN, CS, LMXC, CGO, LCD, MU-PD, IE, IE-PD, IH, LMUTC, NAC, TAC, LTO, RTO-L, RTO-H, NAC-PD, TAC-PD, LTO-PD, RTO-PD.

In accordance with the provisions of the State Public Ethics Law, above, **failure to file an affidavit before the close of business on Friday, April 10, 2026, may delay or prohibit consideration of your testimony by the District Council.**

For more information on the affidavits and *ex parte* disclosure form, please see the Special Ethics Law Memo here: <https://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PG-County-Zoning.pdf>

**Direct all questions concerning State Public Ethics affidavits or Ex Parte disclosure requirements to the Clerk of the Council at 301-952-3600.**

For additional information, contact the Port Towns Planning Team  
M-NCPPC, Prince George's County Planning Department, Community Planning Division  
1616 McCormick Drive  
Largo, MD 20774  
[PortTowns@ppd.mncppc.org](http://PortTowns@ppd.mncppc.org)  
301-952-3972

BY ORDER OF THE COUNTY COUNCIL,  
SITTING AS THE DISTRICT COUNCIL,  
PRINCE GEORGE'S COUNTY, MARYLAND  
Krystal Oriadha, Chair

ATTEST:  
Donna J. Brown  
Clerk of the County Council

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION  
By: William Spencer  
Acting Executive Director

ATTEST:  
Gavin Cohen  
Secretary-Treasurer

152484 (3-26)

**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: 4/7/2026.

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

2006 JEEP	LAREDO	VA	SZP9894	IJ4GR48K66C142369
2010 NISSAN	VERSA	VA	SYM3741	3N1BC1AP4A1467561
2014 MAZDA	CX-5	VA	1393XS	JM3KE2BE7E032051
2019 VOLKSWAGEN	ATLAS	MD	4FA9448	1V2UR2CAXKCS37031

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

2006 FORD	EXPLORER	VA	TPG2805	1FMEU73E46UA06049
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**PAST & PRESENT TOWING & RECOVERY INC**  
7810 ACADEMY LANE  
LAUREL, MD 20707  
301-210-6222

2005 TOYOTA	COROLLA	MD	4BZ6347	2T1BR32EX5C501290
2011 JEEP	PATRIOT	MD	CR14735	1J4T1GTA7BD103892

152482 (3-26)

**LEGALS**

**NOTICE**

**LIVABLE WAGE REQUIREMENTS FOR PRINCE GEORGE'S COUNTY GOVERNMENT SERVICE CONTRACTS**

In accordance with Prince George's County Council Bill 1-2003, the minimum livable wage rate for Fiscal Year 2027 has been established at the rate of \$18.10 per hour. This new rate will be effective July 1, 2026, to June 30, 2027. This rate applies to any contractor or subcontractor that is considered a "covered employer" under the guidelines of CB-1-2003. For more information regarding the compliance of this applicable wage requirement, please contact the Prince George's County Wage Determination Board at 301-883-6255 or by email at [LivableWage@co.pg.md.us](mailto:LivableWage@co.pg.md.us)

152487 (3-26)

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

**LEGALS**

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

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

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

You must reclaim these vehicles by: **4/2/2026.**

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**

2006	CHEVROLET	TRAX			3GNCJKB1GL273067
2022	TOYOTA	CAMRY	MD	5FM7524	4T1G1AKXNU046481
2010	CADILLAC	SRX	MD	92G252	3GYFNDEY5A583056
2007	VOLKSWAGEN	PASSAT	MD	92638HV	VVWAK73C67P009736
2003	VOLKSWAGEN	JETTA	MD	1CKZ93	3VWSK69M83M005487

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

2009	NISSAN	SENTRA	MD	7FLY63	3N1AB61E39L684721
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**CENTRAL HEAVY DUTY TOWING  
11 SE CRAIN HIGHWAY  
BOWIE, MARYLAND 20716  
301-390-9500**

1995	FORD	CF7000			1FDWH70C2SVA61390
2006	AUDI	A3	MD	3FF7261	WAUNF78P76A002181
2015	FORD	FUSION	MD	9DK7995	3FA6P0HDXFR260708
2003	HYUNDAI	TRAILER			3H3V532C83T148195
1999	GMC	YUKON			1GKKEK13R1XR920875
2015	CHEVROLET	EQUINOX	MD	5FB5537	2GNFLEEK6F6275355
2006	FORD	LCE550	VA	TX212082	3FRML55Z56V301234
2015	NISSAN	ALTIMA			1N4AL3AP77C413569
2013	FORD	FUSION	MD	8GJ0729	3FA6P0H74DR282999
2002	HONDA	ACCORD	MD	8DD0840	1HGCN665X7A106114
2018	BMW	430I			WBA4J3C54JBB97266
2017	TOYOTA	CAMRY			4T1BF1FK0HU725457
1999	TRAILER	L7500			1L01A5324X1140196
2001	STERLING	L7500			2FZAASA01AJ34545
1984	PORSCHE	955	MD	1Z5224	WP0AA0945EN464497
2005	HONDA	ODYSSEY	AL	D25622H	5FNRL388X5B030626
2014	HYUNDAI	ACCENT			KMHCT4AE8EU737299
	TRAILER	TRAILER			AVU24B20262224
1989	TRAILER	LUFKIN	VA	633650TL	1L01A5326K108295
	SUNBEAM	BREEZEWAY			MD8261CG
2006	FORD	TAURUS	MD	2GL8164	1FAFP56U96A260726

**ABANDONED BOAT AND TRAILER  
GREEN SUNBEAM BREEZEWAY BOAT WITH ID#MD8261CG, DISPLAYED ON THE FRONT RIGHT OF THE BOAT. BOAT IS FILLED WITH DIRT AND DEBRIS ON A GREY MULTI-SPORT TRAILER WITH FLAT TIRES  
LOCATION:  
9520 Old Marlboro Pike, Upper Marlboro, MD 20772**



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

2011	DODGE	NITRO	VA	TZP8628	1D4PU4GK8BW601337
2012	KIA	OPTIMA	MD	T1784458	5XXGR4A61CG025393

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

2010	JEEP	WRANGLER	MD	2CY1305	1J4AA2D11A102174
2008	NISSAN	ROGUE	PA	MJC3288	JN8AS58V18W142284
1997	MERCEDES BENZ	E320	MD	5G56660	WDBJF55F5VA385259
2002	LEXUS	ES 300	VA	597276	JTHBF30G620064633
2018	HONDA	ODYSSEY			5FNRL6H7XJ8007818
2016	CHEVROLET	CRUZE			1G1BE55M8G7327960

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

2002	FORD	EXPEDITION	VA	TLV3697	1FMPU16L52LA37584
2009	HONDA	ACCORD			5KBPC36869B502258

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

2018	DODGE	RAM 2500	DC	EE8768	3C6LR4AT2JG408751
2005	VOLKSWAGEN	GOLF	MD	2GV2310	9BWFL61J754004693

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

2005	FORD	FOCUS			1FAFP34N15W185831
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**PAST & PRESENT TOWING & RECOVERY INC  
7810 ACADEMY LANE  
LAUREL, MD 20707  
301-210-6222**

2011	TRAILER	GREAT DANE			1GRAP0621BT556432
2019	KIA	SORENTO	FL	BR08CV	5XYPGDA57KG541703

152483 (3-26)

**LEGALS**

**OFFICE OF THE CITY COUNCIL**



**City of Seat Pleasant**

The City Council of Seat Pleasant will hold a public hearing on a proposed Charter Amendments to Amend the City Charter described as: Charter Amendment Resolution Numbers: CA-26-01, for Chief Financial Officer.

The public hearing on the Charter Amendment Resolutions will be held on April 27, 2026, via Zoom Meeting at 6:00 p.m.

<https://us02web.zoom.us/j/83134972061?pwd=owEUkjjwzWEGfaaCzr9nNUF2qGdjLE.1>

Please register by visiting the city's website at [www.seatpleasantmd.gov](http://www.seatpleasantmd.gov).

Notice Date: Monday, March 23, 2026, as published in the Prince George's Post on Thursday, March 26, 2025.

Submitted by City Clerk, Dashaun N. Ball, CPM, MMC.

152488 (3-26,4-2,4-9,4-16)

**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**

**9200 EDWARDS WAY #1108  
HYATTSVILLE, MD 20783**

By authority contained in a Deed of Trust dated May 28, 2010 and recorded in Liber 31833, Folio 518, and re-recorded at Liber 32535, Folio 151, modified by Loan Modification Agreement recorded on January 4, 2017, at Liber No. 38914, Folio 497, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$118,405.00, and an interest rate of 3.750%, 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 14, 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 \$90,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

Richard E. Solomon, et al.,  
Substitute Trustees

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

152477 (3-26,4-2,4-9)

**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**

**9901 CRANAPPLE COURT  
SPRINGDALE, MD 20774**

By authority contained in a Deed of Trust dated April 28, 2006 and recorded in Liber 25192, Folio 216, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$280,000.00, 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 14, 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 \$23,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

Richard E. Solomon, et al.,  
Substitute Trustees

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

152479 (3-26,4-2,4-9)

**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**

**10801 WINSTON CHURCHILL COURT  
UPPER MARLBORO, MD 20772**

By authority contained in a Deed of Trust dated October 17, 2022 and recorded in Liber 48278, Folio 214, modified by Loan Modification Agreement recorded on January 22, 2025, at Liber No. 50530, Folio 370, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$500,000.00, 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 14, 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 \$57,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

Richard E. Solomon, et al.,  
Substitute Trustees

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

152478 (3-26,4-2,4-9)

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

**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**

**12420 CEDARVILLE ROAD  
BRANDYWINE, MD 20613**

By authority contained in a Deed of Trust dated December 29, 2006 and recorded in Liber 31449, Folio 1, modified by Loan Modification Agreement recorded on December 26, 2017, at Liber No. 40386, Folio 346, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$300,000.00, and an interest rate of 4.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

**APRIL 14, 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](http://www.tidewaterauctions.com)  
[www.Xome.com](http://www.Xome.com)

152480 (3-26,4-2,4-9)

**THE PRINCE GEORGE'S**

**POST NEWSPAPER**

**CALL 301-627-0900 FAX 301-627-6260**

**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)

**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)

**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)

**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**

Robert M Burke  
Robert Burke Law Firm  
300 Charles Street PO Box 2283  
La Plata, MD 20646  
240-349-2768

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**BRIAN F JOSEPHSON**

Notice is given that Diane J. Stigers, whose address is 100 Kimball Ave, Apt F61, Salem, VA 24153, was on February 26, 2026 appointed Personal Representative of the estate of **BRIAN F JOSEPHSON**, who died on July 4, 2025 without a will.

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

All 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.

**DIANE J. STIGERS**  
Personal Representative

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

Estate No. 138839

152255 (3-12,3-19,3-26)

**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 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.

**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

**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**

**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 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 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

**LEGALS**

right of redemption, in the mortgage 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 mortgagee 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 AIS#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, ROSDALE 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)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**GENEVA SIMPSON**

Notice is given that Monica Simpson, whose address is 306 Stith Ct, Upper Marlboro, MD 20774-8954, was on March 3, 2026 appointed personal representative of the small estate of Geneva Simpson, 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 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.

MONICA SIMPSON  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 140651  
152415 (3-26)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**PHILIP JOHN BAGLEY**

Notice is given that Bryan Bagley, whose address is 113 Sheaffer Rd, Chestertown, MD 21620-2040, was on March 11, 2026 appointed personal representative of the small estate of Philip John Bagley, 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.

BRYAN BAGLEY  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 140751  
152417 (3-26)

**LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**ERNESTO THOMAS MAREZ  
AKA: ERNEST THOMAS MAREZ**

Notice is given that Joanie Martin, whose address is 5519 Green Landing Rd, Upper Marlboro, MD 20772-7601, was on March 13, 2026 appointed personal representative of the small estate of Ernesto Thomas Marez, who died on January 31, 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.

JOANIE MARTIN  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 140492

152414 (3-26)

**LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**LUTHER B PARKER**

Notice is given that Michael C Parker, whose address is 204 E Joppa Rd Apt 716, Towson, MD 21286-3126, was on March 11, 2026 appointed personal representative of the small estate of Luther B Parker, who died on August 16, 2025 without a will.

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

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

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

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

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

MICHAEL C PARKER  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 139051  
152416 (3-26)

**PRINCE GEORGE'S COUNTY  
GOVERNMENT**

**Board of License  
Commissioners**

(Liquor Control Board)

REGULAR SESSION

APRIL 1, 2026

1. t/a Penn Station Liquors, Pratap D. Patel, President/Treasurer, Class A, Beer, Wine and Liquor, Diversity Forestville, Inc., 5634 Silver Hill Road, District Heights, 20747-Request for a Delivery Permit.

2. t/a Loreda's Mexican Restaurant, Gregorio Martinez, President, Efrain Moreno, Vice President, Class B, Beer, Wine and Liquor, AKC Restaurant, Inc., 9227 Oxon Hill Road, Fort Washington, 20744. On December 16, 2025, the Board of License Commissioners received documentation relating to the above-referenced licensed establishment, including notice of the death of licensee (Mr. Gregorio Martinez) and related filings. In order for the Board to fully understand the records submitted and the associated timeline, the appearance of the licensee is required to provide clarification and answer any questions the Board may have.

3. t/a House of Comedy and Jazz, Darell Dinkins, authorized person, Tamara Ouckama Hawkins, authorized person, Class B, Beer, Wine and Liquor, House of Comedy and Jazz, LLC, 9430 Annapolis Road, Suite B, Lanham, 20706. The Board summons the licensees' appearance to discuss Ms. Hawkins' request to remove Darrell Dinkins as a licensee and to relinquish his 50% ownership in the business. Mr. Dinkins opposes this proposal and has notified the Board that he does not authorize the removal of his name from the alcoholic beverage license and entertainment permit.

4. Shawn Demetrius, Member-Manager, t/a Shantoo, located at 1290 Crain Highway, Bowie, MD, 20716. For an alleged violation of Section 6-311, Purchase Alcoholic Beverages from other than a Wholesaler, of the Annotated Code of Maryland, and R.R. No. 11 of the Rules and Regulations for Prince George's County.

5. Norbert Azongho, Manager-Member, t/a House of Flavors, located at 13460 Baltimore Avenue, Laurel, MD, 20707. For an alleged violation of R.R. No. 75 of the Rules and Regulations for Prince George's County-Entertainment Permits: A. No license holder, his or her agents or employees shall have entertainment without an Entertainment Permit on the licensed premises.

6. Samuel Umazor, President, t/a Leslys Grill, located at 6211 Baltimore Avenue, Riverdale, MD, 20712. For an alleged violation of R.R. No. 75 of the Rules and Regulations for Prince George's County-Entertainment Permits: A. No license holder, his or her agents or employees shall have entertainment without an Entertainment Permit on the licensed premises and R.R. No. 9-Consumption or sale during prohibited hours: B. No alcoholic beverages shall be served, dispensed, consumed, furnished, given away, or possessed by the licensee, his/her agent, or by an employee of the establishment, or any patron...during hours not authorized under law.

7. t/a Hyattsville Spirits and Grill - Oral argument and status hearing pursuant to the Circuit Court's order remanding the matter to the BOLC, continued from October 8, 2025.

**A virtual hearing will be held via Zoom at 7:00 p.m. on Wednesday, April 1, 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](mailto: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 18, 2026

152464 (3-26)

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