

**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**

**6214 ATWOOD STREET  
DISTRICT HEIGHTS, MD 20747**

By authority contained in a Deed of Trust dated September 24, 2010 and recorded in Liber 32233, Folio 541, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$147,013.00, and an interest rate of 4.380%, 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 28, 2026 AT 11:30 AM**

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

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

152645 (4-9,4-16,4-23)

**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**

**2428 E ROSECROFT VILLAGE CIRCLE  
OXON HILL, MD 20745**

By authority contained in a Deed of Trust dated March 28, 2008 and recorded in Liber 30408, Folio 533, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$246,056.00, and an interest rate of 4.963%, 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 28, 2026 AT 11:30 AM**

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

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

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

Richard E. Solomon, et al.,  
Substitute Trustees

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

152646 (4-9,4-16,4-23)

**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**

**14510 GRACE KELLEN AVENUE  
BRANDYWINE, MD 20613**

By authority contained in a Deed of Trust dated January 6, 2021 and recorded in Liber 44759, Folio 147, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$423,939.00, and an interest rate of 3.125%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

**APRIL 28, 2026 AT 11:30 AM**

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

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

152647 (4-9,4-16,4-23)

**To Subscribe Call  
The Prince George's Post at 301-627-0900**

**LEGALS**

**AWBF LAW, P.C.**  
ATTORNEYS AND COUNSELORS AT LAW  
1401 Rockville Pike, Suite 650  
Rockville, MD 20852  
TELEPHONE (301) 738-7657  
TELECOPIER (301) 424-0124

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE  
Improved by premises known as  
7502 Grange Hall Drive, Fort Washington, MD 20744**

By virtue of the power and authority contained in a Deed of Trust from Antoinette Carey, dated February 7, 2018 and recorded in Liber 40871 at Folio 539 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

**FRIDAY, APRIL 24, 2026 AT 3:00 P.M.**

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

Lot Numbered Eleven (11), in Block Lettered "J", in the subdivision known as "SECTION THREE, APPLE GROVE", as per plat thereof recorded in Plat Book WWW 48 at plat no. 59, among the Land Records of Prince George's County, Maryland.

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

TERMS OF SALE: A deposit of \$13,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 7.125% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property.

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

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

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

152591 (4-9,4-16,4-23)

**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**

**2111 GLENDORA DRIVE  
DISTRICT HEIGHTS, MD 20747**

By authority contained in a Deed of Trust dated March 6, 2008 and recorded in Liber 29517, Folio 588, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$307,000.00, and an interest rate of 2.500%, 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

**APRIL 28, 2026 AT 11:30 AM**

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$26,500.00 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

152648 (4-9,4-16,4-23)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**JAMES KENNETH FULCHER**

Notice is given that Mark Rieker, whose address is 821 E 760 S, Pleasant Grove, UT 84062-4226, was on March 27, 2026 appointed Personal Representative of the estate of **JAMES KENNETH FULCHER** who died on March 16, 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 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 27th 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 RIEKER**  
Personal Representative

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

Estate No. 140946

152628 (4-9,4-16,4-23)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**RENEE G RICHARDSON**

Notice is given that Carmelita Bolton, whose address is 7694 Dorchester Blvd, Hanover, MD 21076-2061, was on March 31, 2026 appointed Personal Representative of the estate of **RENEE G RICHARDSON**, who died on February 12, 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 30th 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 30th 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.

**CARMELITA BOLTON**  
Personal Representative

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

Estate No. 140708

152630 (4-9,4-16,4-23)

**The Prince George's Post Newspaper**

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**LEGALS**

**ORDER OF PUBLICATION**

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

ESTATE OF EMMA JOYCE SANFORD;  
PHH MORTGAGE CORPORATION;  
KEITH YACKO, TRUSTEE;  
DAVID WILLIAMSON, TRUSTEE;  
BRYSON STEPHEN, TRUSTEE;  
THOMAS GARTNER, TRUSTEE;  
LACIA SOMMARS, ACTING FIELD  
OFFICE DIRECTOR OR SENIOR OF-  
FICIAL WITH RESPONSIBILITY  
FOR SINGLE FAMILY MORTGAGE  
INSURANCE PROGRAMS IN THE  
DEPARTMENT OF HOUSING AND  
URBAN DEVELOPMENT FIELD OF-  
FICE WITH JURISDICTION OVER  
THE PROPERTY, OR DESIGNER OF  
THAT OFFICIAL, TRUSTEE;  
FEDERAL HOUSING COMMI-  
SSIONER US DEPARTMENT OF  
HOUSING AND URBAN DEVELOP-  
MENT;  
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:

115 ONONDAGA DR  
OXON HILL MD 20745

AND

Unknown Owner of the property 115 ONONDAGA DR described as follows: Property Tax ID 12-1300235 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-26-001776**

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:

7500 SQ FT LOT 6 BLK 101 SUB FOREST HEIGHTS Assmt 338,500 Lib and Fl 10225/0400 and assessed to VALERIE M. and EMMA J. SANFORD, also known as 115 ONONDAGA DR, OXON HILL MD 20745, Tax Account No. 12-1300235.

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

It is thereupon this 30th 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) consecutive weeks on or before the 24th day of April, 2026, warning all persons interested in the property to appear in this Court by the 25th 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  
152592 (4-9,4-16,4-23)

**LEGALS**

**ORDER OF PUBLICATION**

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

William C. Powell  
6014 Rose Bay Drive  
District Heights, Maryland 20747-2868

AND

The Estate of William C. Powell  
6014 Rose Bay Drive  
District Heights, Maryland 20747-2868

AND

Pennsylvania Crossing HOA, Inc.  
Serve: June Jackson  
Summit Management Services  
3833 Farragut Avenue  
Kensington, Maryland 20895

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: 06-2766863  
known as: 6014 Rose Bay Dr  
Address of 6014 Rose Bay Drive, District Heights, Maryland 20747  
Defendants.

**IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND CIVIL DIVISION CASE NO.: C-16-CV-26-001731**

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 30th 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 24th 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 25th 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  
152593 (4-9,4-16,4-23)

**LEGALS**

**ORDER OF PUBLICATION**

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

Mystic River Ministries Trust  
Serve: Orin W. Solomon, Beneficiary  
7706 Mystic River Terrace  
Glenn Dale, Maryland 20769

AND

Sunrun, Inc.  
45 Fremont Street, 32nd Floor  
San Francisco, California 94105

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: 14-3697901  
known as: 7706 Mystic River Ter  
Address of 7706 Mystic River Ter-  
race, Glenn Dale, Maryland 20769  
Defendants.

**IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND CIVIL DIVISION CASE NO.: C-16-CV-26-001745**

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 30th 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 24th 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 25th 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  
152594 (4-9,4-16,4-23)

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

**LEGALS**

**ORDER OF PUBLICATION**

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

Edward Ryan West  
1112 West Riverview Road  
Fort Washington, Maryland 20744

AND

The Estate of Edward Ryan West  
1112 West Riverview Road  
Fort Washington, Maryland 20744

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: 05-0405431  
known as: 1112 West Riverview Rd  
Address of 1112 West Riverview Road, Fort Washington, Maryland 20744  
Defendants.

**IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND CIVIL DIVISION CASE NO.: C-16-CV-26-001751**

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 30th 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 24th 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 2nd day of June, 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  
152595 (4-9,4-16,4-23)

**LEGALS**

**NOTICE**

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

Aery Tycoons Dated November 18, 2022

AND

Nicole Yancey,  
a/k/a Nicole Renee Yancey,  
AND

Steven W. Yancey,  
a/k/a Steven Wayne Yancey

4905 Collingtons Bounty Drive  
Bowie, MD 20720  
Defendants

**In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-25-005877**

Notice is hereby given this 2nd day of April, 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 4th day of May, 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 4th day of May, 2026.

The Report of Sale states the amount of the foreclosure sale price to be \$476,000.00. The property sold herein is known as 4905 Collingtons Bounty Drive, Bowie, MD 20720.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
152644 (4-9,4-16,4-23)

**ORDER OF PUBLICATION**

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

STHEPANIA 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 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-26-001412**

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 is 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 April, 2026, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting title to the property in Plaintiff, free of all liens and encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
152387 (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  
**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)

**NOTICE**

**DISTRICT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND**

Case No. 05-02-0021664-2021

Serene Townhouse Village Condominium  
c/o: CM Law, 7875 Belle Point Drive  
Greenbelt, MD 20770  
Plaintiff  
v.

Ramira Amaya and Jose Del Cid  
7924 Riggs Road  
Hyattsville, MD 20783  
Defendant

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

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

Notice is herewith given that the sale of the property at 7924 Riggs Road, Hyattsville, MD 20783, that is described in a Deed recorded in Liber 20127, folio 00722, among the Land Records of Prince George's County.

The sale will be ratified unless cause to the contrary is shown on or before 04/24/2026 (30 days after the date of this notice). A copy of this Notice will be published at least once a week in each of the three successive weeks before 04/24/2026, in one or more newspapers of general circulation in Prince George's County. The report states the amount of the sale to be \$35,391.56.

The court signed this notice on 03/24/2026.

152580 (4-9,4-16,4-23)

**NOTICE**

MARIA HERNANDEZ  
Plaintiff,  
v.

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)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**DOROTHY HEYMANN**

Notice is given that Robin Fish, whose address is 133 St. George Rd., W. Melbourne, FL 32904, was on March 23, 2026 appointed Personal Representative of the estate of DOROTHY HEYMANN who died on June 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 (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 23rd 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 FISH  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 138228  
152535 (4-2,4-9,4-16)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**VANESSA ANN LOVE**

Notice is given that Reginald M Biggs, whose address is 829 Sheridan St NW, Washington, DC 20011-1126, was on March 20, 2026 appointed Personal Representative of the estate of VANESSA ANN LOVE, who died on October 10, 2024 without a will.

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

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

**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 F1 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 F1 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 F1 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 F1 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 F1 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 F1 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)

**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 F1 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 F1 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 F1 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)

**LEGALS**

**NOTICE OF PUBLICATION**

**IN THE MATTER OF DULCE STEPHANIE ALVARADO LEMUS**

**In the Circuit Court for Prince George's County, Maryland**  
**Case Number: C-16-FM-26-000870**

A petition has been filed to change the name of DULCE STEPHANIE ALVARADO LEMUS to DULCE STEPHANIE CASASOLA LEMUS.

The latest day by which an objection to the petition may be filed is the 1st day of May, 2026.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
152599 (4-9)

**LEGALS**

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)

**LEGALS**

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

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

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

**LEGAL NOTICE**

**CITY OF BOWIE, MD**

**PUBLIC HEARING**

The City of Bowie's Annual Budget Ordinance for Fiscal Year 2027 and the Capital Improvements Program Resolution for Fiscal Years 2027-2032 will be introduced at a Special City Council Meeting at 7:00 p.m., Monday, April 13, 2026. Residents may attend the meeting in person in the Council Chambers at Bowie City Hall, 15901 Fred Robinson Way, Bowie, MD 20716, or may view meetings online at [www.cityofbowie.org/viewmeetings](http://www.cityofbowie.org/viewmeetings) or on Verizon channel 10 or Comcast channels 71 and 996.

A Public Hearing concerning the Budget Ordinance and CIP Resolution is also scheduled to be held that evening. Those wishing to provide testimony/comments for the public hearing can sign up to speak prior to the meeting beginning at 7:00 p.m., or email written testimony/comments to [cityclerk@cityofbowie.org](mailto:cityclerk@cityofbowie.org). Deadline for submittal of testimony/comments is 6:00 p.m., Monday, April 13, 2026. All interested residents are encouraged to attend. For more information, contact the City Clerk at 301-809-3029 or [ahernandez@cityofbowie.org](mailto:ahernandez@cityofbowie.org).

The proposed Annual Budget and CIP Resolution are scheduled for adoption on Monday, May 18, 2026.

Daniel J. Mears  
Acting City Manager

152600 (4-9)

**LEGALS**

**ORDER OF PUBLICATION BY POSTING**

PATRICK MILLS

VS.

TERMAINE YARBOROUGH

**In the Circuit Court for Prince George's County, Maryland**  
**Case Number: C-16-FM-25-009375**

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

That the Defendant, Termaine DeShawn Yarborough is hereby notified that the Plaintiff, has filed a Complaint for Absolute Divorce naming him/her as the defendant and seeking the Divorce on the Grounds of Six (6)-Month Separation and stating that the Defendant's last known address is: 1100W Fisher Street Unit 9, Salisbury, NC, 28314-4025, 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 26th 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, TERMAINE DESHAWN YARBOROUGH, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 26th 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  
152557 (4-2,4-9,4-16)

**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 defendant 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)

**LEGALS**

**CITATION BY PUBLICATION**

**IN THE INTEREST OF:**

**AVIYANA ROBINSON MINOR CHILDREN)**

**THE STATE OF TEXAS**  
**In the 245th Judicial District Court of Harris County, Texas**  
**CAUSE NO: 2025-05043**

**TO THE SHERIFF OR ANY CONSTABLE OF TEXAS OR OTHER AUTHORIZED PERSON**

**TO ROBINSON, AARON AND TO ALL WHOM IT MAY CONCERN,**  
**RESPONDENT(S)**

You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the Clerk who issued this citation by 10:00 a.m. on the Monday next following the expiration of 20 days after you were served this citation and PETITION TO REGISTER FOREIGN JUDGMENT, a default judgment may be taken against you. The Petition of TARA LATRESSE MCDANIEL, Petitioner, was filed in the 245th District Court of Harris County, Texas, on the 24th day of JANUARY, 2025, Against Respondent, AARON ROBINSON, numbered, 2025-05043 and entitled "In the Interest of" AVIYANA ROBINSON

A child ( or children ).

The suit requests PETITION TO REGISTER FOREIGN JUDGMENT

The date and place of birth

**LEGALS**

Harrison C. Long  
 AJS No. 1212120191  
 Johannesmeyer & Sawyer, PLLC  
 252 Latitude Lane, Suite 102  
 Lake Wylie, SC 29710  
 240-249-7890

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

TO ALL PERSONS INTERESTED  
 IN THE ESTATE OF  
**FLORA CASTRO ARAQUEL**

Notice is given that Zeus C. Araquel, whose address is 78 Glen View, Wilton, CT 06897, was on March 30, 2026 appointed Personal Representative of the estate of FLORA CASTRO ARAQUEL who died on August 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 (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 30th 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.

**ZEUS C. ARAQUEL**  
 Personal Representative

CERETA A. LEE  
 REGISTER OF WILLS FOR  
 PRINCE GEORGE'S COUNTY  
 P.O. Box 1729  
 UPPER MARLBORO, MD 20773-1729  
 Estate No. 140469  
 152601 (4-9,4-16,4-23)

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

TO ALL PERSONS INTERESTED  
 IN THE ESTATE OF  
**CLAUDIO EMANUEL COOKE  
 AKA: CLAUDIO EMANEL 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 EMANEL 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  
**VIRGINIA W SHEFFIELD**

Notice is given that Edmond Kent Sheffield, whose address is 1104 61st Ave, Fairmount Heights, MD 20743-1415, was on March 24, 2026 appointed Personal Representative of the estate of VIRGINIA W SHEFFIELD who died on December 23, 2025 with a will.

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

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

**EDMOND KENT SHEFFIELD**  
 Personal Representative

CERETA A. LEE  
 REGISTER OF WILLS FOR  
 PRINCE GEORGE'S COUNTY  
 P.O. Box 1729  
 UPPER MARLBORO, MD 20773-1729  
 Estate No. 140366  
 152534 (4-2,4-9,4-16)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
 IN THE ESTATE OF  
**GLADYS HUDSON**

Notice is given that Garvie L. Freeman, whose address is 71 Harmonia St, Buffalo, NY 14211-3231, was on March 23, 2026 appointed Personal Representative of the estate of GLADYS HUDSON 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 23rd 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 23rd 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.

**GARVIE L. 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. 140700  
 152536 (4-2,4-9,4-16)

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

TO ALL PERSONS INTERESTED  
 IN THE ESTATE OF  
**DAISY CROSLAND**

Notice is given that Lafayette Crosland, whose address is 5704 Shawnee Dr, Oxon Hill, MD 20745-1958, was on March 20, 2026 appointed Personal Representative of the estate of DAISY CROSLAND who died on January 31, 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 20th 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 20th 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.

**LAFAYETTE CROSLAND**  
 Personal Representative

CERETA A. LEE  
 REGISTER OF WILLS FOR  
 PRINCE GEORGE'S COUNTY  
 P.O. Box 1729  
 UPPER MARLBORO, MD 20773-1729  
 Estate No. 140568  
 152537 (4-2,4-9,4-16)

**LEGALS**

Carla Mamana, Esq.  
 JDKatz PC  
 4800 Montgomery Lane, Suite 600  
 Bethesda, Maryland 20814  
 301-937-4250

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

TO ALL PERSONS INTERESTED  
 IN THE ESTATE OF  
**ROBERT JOSEPH DeLEONIBUS, SR**

Notice is given that Vincent Jerome DeLeonibus, whose address is 12807 Woodmore Road, Mitchellville, Maryland 20721, was on March 30, 2026 appointed Personal Representative of the estate of ROBERT JOSEPH DeLEONIBUS, SR who died on January 26, 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 30th 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 30th 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.

**VINCENT JEROME DeLEONIBUS**  
 Personal Representative

CERETA A. LEE  
 REGISTER OF WILLS FOR  
 PRINCE GEORGE'S COUNTY  
 P.O. Box 1729  
 UPPER MARLBORO, MD 20773-1729  
 Estate No. 140959  
 152623 (4-9,4-16,4-23)

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**

Mark W. Howes, Esquire  
 (CPF#9112180071)  
 2710 Summerway 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)

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)

**LEGALS**

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)

**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 claims within two months from the mailing or other delivery of the notice. A claim not presented or filed 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 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)

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

**LEGALS**

**COUNTY COUNCIL HEARINGS**

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

TUESDAY, APRIL 21, 2026  
COUNCIL HEARING ROOM  
WAYNE K. CURRY ADMINISTRATION BUILDING  
1301 MCCORMICK DRIVE  
LARGO, MARYLAND  
<https://pgccouncil.us/LIVE>

1:30 P.M.

Notice is hereby given that on Tuesday, April 21, 2026, the County Council of Prince George's County, Maryland, will hold the following public hearing:

WASHINGTON SUBURBAN SANITARY COMMISSION  
PROPOSED FISCAL YEAR 2027 CAPITAL & OPERATING BUDGET

Copies of the proposed budgets are available on the Washington Suburban Sanitary Commission's website: <https://www.wsscwater.com/budget>.

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

152650 (4-9-16)

**LEGALS**

**COUNTY COUNCIL HEARINGS**

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

TUESDAY, APRIL 21, 2026  
COUNCIL HEARING ROOM  
WAYNE K. CURRY ADMINISTRATION BUILDING  
1301 MCCORMICK DRIVE  
LARGO, MARYLAND  
<https://pgccouncil.us/LIVE>

10:00 A.M.

Notice is hereby given that on Tuesday, April 21, 2026, the County Council of Prince George's County, Maryland, will hold the following public hearings:

**COUNCIL BILLS:**

**CB-014-2026 (DR-2) AN ACT CONCERNING CHILD CARE EXPANSION AND QUALITY IMPROVEMENT ACT** for the purpose of expanding the availability of and quality of child care in the County; defining certain terms; establishing a County Child Care Navigator; requiring a Strategic Plan for Child Care and annual reporting on program implementation; expanding, facilitating and streamlining the use of County and other public facilities by child care and before and after-school care programs; and generally relating to child care and before and after-school care programs.

**CB-015-2026 (DR-2) AN ACT CONCERNING CHILD CARE BUILDING BLOCKS** Act for the purpose of establishing a Child Care Facilities Grant Program to preserve and increase child care; providing for eligibility for and permissible uses of financial assistance from the Program; providing for the funding and administration of the Program; and generally relating to child care facilities.

**CB-016-2026 (DR-2) AN ACT CONCERNING EARLY START CHILD CARE SCHOLARSHIP PROGRAM** for the purpose of establishing and administering a scholarship program to assist modest-income families in obtaining child care services for 0 to 3-year-olds in Prince George's County, subject to certain conditions; and generally relating to early childhood education and child care.

**CB-017-2026 (DR-3) AN ACT CONCERNING USE AND OCCUPANCY PERMIT FEES** for the purpose of establishing specific use and occupancy permit fees for certain uses; creating renewal fees for such uses; establishing a nonlapsing Quality of Life Improvement Fund; and generally relating to use and occupancy permit fees.

**CB-018-2026 (DR-2) AN ACT CONCERNING CHILD CARE CONSUMER CONTRACT PROTECTION ACT OF 2026** for the purpose of mandating child care consumer contract protection in child care enrollment contracts; including requiring hardship withdrawal provisions; defining hardship events; and generally relating to child care consumer contract protection.

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

152651 (4-9-16)

*The Prince George's Post*  
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*Since 1932*

**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: 4/17/2026.

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

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

2015 HONDA	CR-V	MD	7EG9782	2HKRM4H58FH604913
2008 FORD	TAURUS	NC	PMV7975	1FAHP24W48G138819

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

2004 MERCURY	SABLE	MD	1644DB	1MEFM55514A618254
2007 HONDA	ACCORD	VA	6332DN	1HGCM56837A071436

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

2015 LAND ROVER	RANGE ROVER			SALWR2VF4FA602131
2020 HONDA	ACCORD			1HGCV1F33LA042779
2024 TOYOTA	RAV4			2T3W1RFV6RW315795
2016 TRAILER	KAUFMAN	ME	5546058	VGFV5022HL000889
2001 VOLVO	V70			YV1SZ58D711003969
2005 LINCOLN	NAVIGATOR	MD	4AL9929	5L1MFU285551J16058
2012 TOYOTA	PRIUS	MD	3DX6148	JTDKN3DU2C5397016
2017 NISSAN	QUEST			JN8AE2K99H9168128
1990 EZL	EZ LOADER	VA	CT724317	1ZE1GM324LDW14502
2012 CHRYSLER			300	2C3CCAAGXCH104327

**ABANDONED TRAILER AND BOAT**  
A 1986 BLUE AND WHITE CHAPARRAL BOAT. HIN# FGBP0570C686 AND ID NUMBER MD 7344 AN ON A WHITE TRAILER WITH FLAT TIRE.  
LOCATION:  
199 Brock Hall, Maryland 20774



**ABANDONED TRAILER**  
WHITE 2013 UTILITY SEMI-TRAILER, WITH ID NUMBER ON THE SIDE K5671.  
VIN# 1UYVS2537DP513128.  
LOCATION:  
7400 Albert Rd, Brandywine, MD 20613



**ABANDONED TRAILER**  
WHITE BOX JOHN DEERE LUFKIN SEMI-TRAILER. TRAILER RUSTED WITH WORDS WATKINS PHI-7298 IN RED ON THE FRONT. VIN# 1L01A5328K1083011.  
LOCATION:  
8755 D'Arcy Rd, District Heights, MD 20747



**ABANDONED TRAILER AND BOAT**  
WHITE 1990 EZ LOADER WITH TAG# VA C1724317, EXPIRED 06/22. AND A 1998 BUE AND WHITE WELLCRAFT WITH ID# VA 5152XX  
LOCATION:  
12107 Livingston Rd, Fort Washington, MD 20744



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

2003 HONDA	CIVIC			1HGES166X3L007964
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**HANNAN AUTO AND TOWING**  
11508 EAST MAPLE AVE  
BELTSVILLE, MD 20705  
301-937-1937

2006 CHEVROLET	EXPRESS	MD	4DM8904	1GCFG15X06112916
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**J&L TOWING AND RECOVERY**  
8225 GREY EAGLE DRIVE  
UPPER MARLBORO, MD 20772  
301-574-0065

2007 MERCEDES BENZ	C230			WDBRF52H07F846155
2020 MERCEDES BENZ	GLE350	MD	5DT3096	4JGFB4K99LA082959
2015 HONDA	ACCORD			1HGCR272FA082806

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

2008 DODGE	RAM 1500			1D7HU18278S515490
2002 MERCEDES BENZ	M-CLASS	VA	TAG9129	4JGAB54E22A292874
2022 TOYOTA	COROLLA	IN	480B5V	5YFEPMAEAXNP293373
2010 TOYOTA	COROLLA	VA	THC2483	2T1BU4EE4AC414222
2006 TOYOTA	CAMRY	MD	TR024903	4T1BE32K26U160615

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

2013 FORD	FUSION			3FA6P0H72DR243800
2014 FORD	EXPLORER	MD	27343CM	1FM5K8A8EGC49698
2009 CRYSLER	PT CRUISER	WI	WH2682D	3ASFY48989T500526
2002 HONDA	ACCORD	MD	2GT4592	1HGCG56722A063061

**LEGALS**

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

2015 HONDA	PILOT	VA	THP6858	5FN9YF4H3XFB007412
2010 VOLVO	XC 60			YV4992DZ7A2112024
2010 CHRYSLER	TOWN & COUNTRY	VA	TLJ8372	2A4RR5D13AR257507

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

2020 GMC	TERRAIN			3GKALPEX9L1238340
2014 CHEVROLET	CAMARO	VA	TY99664	2G1F1CE38E9165438

152653 (4-9)

**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: 4/17/2026.

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

2002 MERCEDES BENZ	C300	DC	JJ6750	WDDWJ8EB0L1F934330
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**J&L TOWING AND RECOVERY**  
8225 GREY EAGLE DRIVE  
UPPER MARLBORO, MD 20772  
301-574-0065

2006 HYUNDAI	SONATA	MD	2EH9213	5NPEU46F96H069424
2016 TOYOTA	CAMRY	MD	9CA7092	4T1BK1FK3GU573040
2002 CHEVROLET	AVALANCHE	VA	TAM3252	3GNEK13T2G217802
2018 TOYOTA	CAMRY	VA	TDD3368	4T1B11HK0J0582267

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

2004 BUICK	LESABRE	VA	4449ZY	1G4HR54K24U129272
2013 NISSAN	PATHFINDER	MD	5GL5761	5N1AR2MM9DC684792

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

2015 NISSAN	ALTIMA	VA	TVB8604	1N4AL3AP6FC226078
2012 DODGE	DURANGO	VA	TCX8207	1C4RDHDG9CC125745
2014 INFINITI	Q50	DC	JM8042	JN1BVA7A9EM700330

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

2008 CADILLAC	CTS	VA	TSR6367	1G6DP57VX80123086
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152652 (4-9)

*The*  
*Prince George's*  
*Post*  
*Newspaper*

*Call*

**301-627-0900**

*or*

*Fax*

**301-627-6260**

**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  
**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)

**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 Somerset 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)

Robert B. Owings, Esq.  
2012 Gracie Drive  
Finksburg, MD 21048  
443-977-8640

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**DIANE JOHNSON**

Notice is given that Keith Johnson, whose address is 10609 Land Tree Drive, Upper Marlboro, MD 20772, was on March 19, 2026 appointed Personal Representative of the estate of DIANE JOHNSON who died on June 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 19th 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 19th 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.

KEITH JOHNSON  
Personal Representative

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

Estate No. 140410  
152540 (4-2,4-9,4-16)

**LEGALS**

Steven M. Heintl  
200 Westgate Circle, Suite 500  
Annapolis, MD 21401  
410-260-6593

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**TYZCER L. HENSON**

Notice is given that Adrienne Henson, whose address is 14475 Governor's Grove, Upper Marlboro, MD 20772, was on March 16, 2026 appointed Personal Representative of the estate of TYZCER L. HENSON 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 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.

ADRIENNE HENSON  
Personal Representative

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

Estate No. 140710  
152542 (4-2,4-9,4-16)

**LEGALS**

**ORDER OF PUBLICATION**

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

Plaintiff,

vs.  
Beverly A. Poston  
4615 Red Hawk Terrace, Unit 4615  
Bladensburg, Maryland 20710

AND

The Estate of Beverly A. Poston  
4615 Red Hawk Terrace, Unit 4615  
Bladensburg, Maryland 20710

AND

Hamlet Woods Condominium, Inc.  
Serve: Forrest Baggerly  
2A Industrial Park Drive  
Waldorf, Maryland 20602

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 interest in the property.  
Account No: 02-2937829  
known as: 4615 Red Hawk Ter, Unit 4615  
Address of 4615 Red Hawk Terrace, Unit 4615, Bladensburg, Maryland 20710

Defendants.

**IN THE CIRCUIT COURT FOR  
PRINCE GEORGE'S COUNTY,  
MARYLAND  
CIVIL DIVISION  
CASE NO.: C-16-CV-26-001709**

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 24th 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 17th 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 27th 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  
152561 (4-2,4-9,4-16)

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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.  
AVA OSHIDARI

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  
COUNTRY HOME LOANS, INC.

ALVIN E. FRIEDMAN

KENNETH J. MacFadyen

James J. Loftus

Daniel Menchel

All unknown owners of the property (1106 CASTLEHAVEN CT CAPITOL HEIGHTS 20743 being known as District - 18 Account Identifier - 2025369 with a legal description of 1,500,000 Sq.Ft. & Imps. London Woods Lot 14-4 Assmt \$243,900 Lib 48626 FI 079 and assessed to Oshidari Ava. 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-26-001401**

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 1106 CASTLEHAVEN CT CAPITOL HEIGHTS 20743 being known as District - 18 Account Identifier - 2025369 with a legal description of 1,500,000 Sq.Ft. & Imps. London Woods Lot 14-4 Assmt \$243,900 Lib 48626 FI 079 and assessed to Oshidari Ava. 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: 1106 CASTLEHAVEN CT CAPITOL HEIGHTS 20743 being known as District - 18 Account Identifier - 2025369 with a legal description of 1,500,000 Sq.Ft. & Imps. London Woods Lot 14-4 Assmt \$243,900 Lib 48626 FI 079 and assessed to Oshidari Ava. 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  
152384 (3-26,4-2,4-9)

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**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**ANTHONY V COLICCHIO JR.**

Notice is given that Laura Maryanne Colicchio, whose address is 8700 Rosaryville Rd, Upper Marlboro, MD 20772-4517, was on March 27, 2026 appointed Personal Representative of the estate of ANTHONY V COLICCHIO JR., who died on February 5, 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 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 27th 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.

LAURA MARYANNE COLICCHIO  
Personal Representative

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

Estate No. 140755

152634 (4-9,4-16,4-23)

**ORDER OF PUBLICATION**

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

Plaintiff,

vs.

Willie Williams  
8504 Magnolia Drive  
Lanham, Maryland 20706

AND

The Estate of Willie Williams  
8504 Magnolia Drive  
Lanham, Maryland 20706

AND

National City Mortgage Co.  
3232 Newmark Drive  
Miamisburg, Ohio 45342

AND

Robert J. Greenleaf, Trustee  
314 High Street  
Cambridge, Maryland 21613

AND

Prince George's County, Maryland  
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: 21-2384725  
known as: 8504 Magnolia Dr  
Address of 8504 Magnolia Drive,  
Lanham, Maryland 20706

Defendants.

**IN THE CIRCUIT COURT FOR  
PRINCE GEORGE'S COUNTY,  
MARYLAND  
CIVIL DIVISION  
CASE NO.: C-16-CV-26-001763**

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 30th 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 24th 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 2nd day of June, 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  
152596 (4-9,4-16,4-23)

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**LEGALS**

**ORDER OF PUBLICATION**

CITY OF SEAT PLEASANT  
C/O KENNY LAW GROUP, LLC

Plaintiff

vs.

EVERETT BUCHANAN;  
ESTATE OF KATHLEEN BUCHANAN;  
ESTATE OF LEROY BUCHANAN;  
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:

506 69TH PLACE  
CAPITOL HEIGHTS MD 20743

AND

Unknown Owner of the property  
506 69TH PLACE described as follows: Property Tax ID 18 2041077 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-26-001954**

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:

2,500.000 Sq.Ft. Seat Pleasant Height Lot 30 Blk QUE Assmt \$500.00 Lib 04656 FI 103 and assessed to EVERETT BUCHANAN, KATHLEEN BUCHANAN, and LEROY BUCHANAN, also known as 506 69TH PLACE, CAPITOL HEIGHTS MD 20743, Tax Account No. 18 2041077.

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 6th day of April, 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 1st day of May, 2026, warning all persons interested in the property to appear in this Court by the 9th day of June, 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  
152654 (4-9,4-16,4-23)

**LEGALS**

**ORDER OF PUBLICATION**

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

Plaintiff,

vs.

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 FI 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 FI 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 FI 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:  
LORENZO O. MILLER**

**Estate No.: 139032**

**NOTICE OF  
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **June 4, 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

152505 (4-2,4-9)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**FLORA MAE COUNCIL**

Notice is given that Michael A Council, whose address is 9015 Congress Pl, Landover, MD 20785-4729, was on March 25, 2026 appointed Personal Representative of the estate of FLORA MAE COUNCIL, who died on November 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 25th 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 25th 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.

MICHAEL A COUNCIL  
Personal Representative

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

Estate No. 140886

152637 (4-9,4-16,4-23)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**DEREKE THEODORE WILLIAMS**

Notice is given that Sarah Williams, whose address is 16010 Excalibur Rd Apt B111, Bowie, MD 20716-6311, was on March 19, 2026 appointed Personal Representative of the estate of DEREKE THEODORE WILLIAMS, who died on September 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 19th 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 19th 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.

SARAH 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. 140803

152638 (4-9,4-16,4-23)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**PATRICIA ANN MITCHELL**

Notice is given that Doniesha Jackson, whose address is 5700 Janice Ln, Temple Hills, MD 20748-4739, was on March 2, 2026 appointed Personal Representative of the estate of PATRICIA ANN MITCHELL, who died on December 23, 2025 without a will.

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

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

DONIESHA JACKSON  
Personal Representative

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

Estate No. 140634

152639 (4-9,4-16,4-23)

**LEGALS**

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

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

**SMALL ESTATE**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**ANTHONY MICHAEL ODOM, SR.**

Notice is given that Michelle Simon, Esquire, whose address is 110 N. Washington Street, #500, Rockville, Maryland 20850, was on March 26, 2026 appointed personal representative of the small estate of Anthony Michael Odom, Sr., who died on March 30, 2024 without a will.

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

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

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

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

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

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. 138040

152606 (4-9)

**SMALL ESTATE**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**MELVIN CALHOUN**

Notice is given that Michelle J. Simon, whose address is 110 N. Washington Street, #500, Rockville, Maryland 20850, was on March 26, 2026 appointed personal representative of the small estate of Melvin Calhoun, who died on September 5, 2020 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.

MICHELLE J. 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. 137094

152607 (4-9)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**JEAN MATIELL SIMMS**

Notice is given that Imogene Newsome, whose address is 1613 Hunters Mill Ave, Fort Washington, MD 20744-3614, was on October 9, 2025 appointed Personal Representative of the estate of JEAN MATIELL SIMMS, who died on January 28, 2016 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 April, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 9th day of April, 2026.

**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.

Defendants

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.

Defendants

**In the Circuit Court for Prince George's County**

Case No.: C-16-CV-26-001376

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.

Defendants

**In the Circuit Court for Prince George's County**

Case No.: C-16-CV-26-001379

The object of this proceeding is to

**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.

Defendants

**In the Circuit Court for Prince George's County**

Case No.: C-16-CV-26-001388

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

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

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.

Defendants

**In the Circuit Court for Prince George's County**

Case No.: C-16-CV-26-001393

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

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**

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.

Defendants

**In the Circuit Court for Prince George's County**

Case No.: C-16-CV-26-001392

**LEGALS**

**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.

Personal Representative

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**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF NAN JEAN PARSONS

Notice is given that James J Parsons, whose address is 43085 Island VW, Hollywood, MD 20636-2481, was on February 19, 2026 appointed Personal Representative of the estate of NAN JEAN PARSONS, 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 of the personal representative shall file their objection with the Register of Wills on or before the 19th day of August, 2026.

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

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

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

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

Personal Representative

JAMES J PARSONS  
Personal Representative

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

Estate No. 140383

152640 (4-9,4-16,4-23)

**LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF BEVERLY SYLVIA HOLMAN

Notice is given that William Holman, whose address is 6001 Clinton Way, Clinton, MD 20735-3920, was on March 26, 2026 appointed Personal Representative of the estate of BEVERLY SYLVIA HOLMAN, who died on February 11, 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 26th 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 26th 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.

Personal Representative

WILLIAM HOLMAN  
Personal Representative

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

Estate No. 140699

152636 (4-9,4-16,4-23)

**LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF MONIQUE M EDWARDS

Notice is given that Stephen M Woodley, whose address is 14655 Colonels Choice, Upper Marlboro, MD 20772-2803, was on March 26, 2026 appointed Personal Representative of the estate of MONIQUE M EDWARDS, who died on November 1, 2025 without a will.

**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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**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:  
YUN LIN NIE**  
Estate No.: 139962

**NOTICE OF JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Joshua E. Zuberburg 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 9, 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

152506 (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.

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



**LEGALS**

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

By virtue of the power and authority contained in a Mortgage from Lawrence Shombert to Wyndham Vacation Resorts, Inc, recorded on 01/23/2014, in Liber/Folio 35562/181, among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 51164/555, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

**APRIL 29, 2026  
AT 11:00 A.M.**

One 74,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/ an Annual Ownership Interest and has been allocated 74,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

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

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

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

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 16.49 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

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

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

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

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

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

/s/ Daniel C. Zickefoose, Assignee

152588 (4-9,4-16,4-23)

**LEGALS**

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

P.O. Box 1729  
Upper Marlboro, Maryland 20773

**In The Estate Of:  
CHARLIE PATTERSON  
Estate No.: 139134**

**NOTICE OF  
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Tiffany Patterson for judicial probate of the copy of the will dated March 12, 2012 and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **June 4, 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

152508 (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:  
ROBERTO V. SOSSING  
Estate No.: 138552**

**NOTICE OF  
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Arman Ravery 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 **July 13, 2026 at 10:30 A.M.**

This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

152532 (4-2,4-9)

**LEGALS**

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

By virtue of the power and authority contained in a Mortgage from Yvette Lopez Torres to Wyndham Vacation Resorts, Inc, recorded on 3/12/2024, in Liber/Folio 49646/71, among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 51164/553, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

**APRIL 29, 2026  
AT 11:00 A.M.**

One 200,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/ an Annual Ownership Interest and has been allocated 200,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

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

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

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

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

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

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

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

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

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

/s/ Daniel C. Zickefoose, Assignee

152589 (4-9,4-16,4-23)

**LEGALS**

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

P.O. Box 1729  
Upper Marlboro, Maryland 20773

**In The Estate Of:  
ADRIAN NORRIS  
Estate No.: 137675**

**NOTICE OF  
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Vivian Norris 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 22, 2026 at 10:30 A.M.**

This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

152515 (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:  
NICOLA DIPAOLO  
Estate No.: 138128**

**NOTICE OF  
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Alberta Langley 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 22, 2026 at 10:30 A.M.**

This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

152516 (4-2,4-9)

**LEGALS**

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

By virtue of the power and authority contained in a Mortgage from DEBRA ROSELANI GILLEN to Wyndham Vacation Resorts, Inc, recorded on 02/12/2018, in Liber/Folio 40570/533, among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 51164/551, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

**APRIL 29, 2026  
AT 11:00 A.M.**

One 1,749,000/389,331,000 fractional fee simple undivided Designated Vacation Ownership Interest (the "Designated VOI") in the 18 Designated VOI Units numbered 707, 722, 807, 822, 922, 1101, 1102, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121 and 1122 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Designated VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Designated VOIs and excludes any interest in both the Standard VOI Units and the Commercial Sub-Units. Designated VOI Units total 18, and are all Residential Sub-Units that are not the 232 Standard VOI Units which 18 Designated VOI Units are outlined above. The Designated VOI possesses a/ an Annual Ownership Interest and has been allocated 1,749,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Designated VOI has a Floating Use Right.

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

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

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

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 11.99 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

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

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

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

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

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

/s/ Daniel C. Zickefoose, Assignee

152590 (4-9,4-16,4-23)

**LEGALS**

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

P.O. Box 1729  
Upper Marlboro, Maryland 20773

**In The Estate Of:  
MURIEL STEWART SWEATT  
Estate No.: 137146**

**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 30, 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

152521 (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:  
MARGARET JEANETTE AGNEW  
Estate No.: 140245**

**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 30, 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

152522 (4-2,4-9)

**THE PRINCE GEORGE'S  
POST NEWSPAPER**

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

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**NICHOLAS LOMANGINO**  
AKA: NICHOLAS M LOMANGINO

Notice is given that Antonietta Lomangino, whose address is 14006 Pleasant View Dr, Bowie, MD 20720-4801, was on March 3, 2026 appointed personal representative of the small estate of Nicholas Lomangino who died on January 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 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.

**ANTONIETTA LOMANGINO**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 138754  
152605 (4-9)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**ROBERT COLBERT**  
AKA: ROBERT A COLBERT SR

Notice is given that Johnetta R Colbert, whose address is 708 Church Rd, Upper Marlboro, MD 20774, was on March 31, 2026 appointed personal representative of the small estate of Robert Colbert, who died on November 10, 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.

**JOHNETTA R COLBERT**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 141001  
152608 (4-9)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**SHAROLD C SMITH**

Notice is given that Ronald M Smith, whose address is 539 Bolin Ter, Upper Marlboro, MD 20774-8868, was on March 30, 2026 appointed personal representative of the small estate of Sharold C Smith, who died on September 4, 2025 without a will.

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

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

**RONALD M 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. 140918  
152609 (4-9)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**RICHARD CARTER JOHNSON**

Notice is given that Valerie L Johnson, whose address is 12910 Windbrook Dr, Clinton, MD 20735-1228, was on March 31, 2026 appointed personal representative of the small estate of Richard Carter Johnson, who died on September 11, 2025 without a will.

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

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

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

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

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

**VALERIE L JOHNSON**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 140222  
152610 (4-9)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**ANTHONY G GRAY**  
AKA: ANTHONY GARCIA GRAY

Notice is given that Veronica Gray, whose address is 5019 Braymer Ave, Suitland, MD 20746, was on March 31, 2026 appointed personal representative of the small estate of Anthony G Gray, who died on December 1, 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.

**VERONICA GRAY**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 141013  
152611 (4-9)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**JACQUELINE LENZY**

Notice is given that Marvin Lenzy Copeland, whose address is 6705 Kipling Pkwy, District Heights, MD 20747-2352, was on March 26, 2026 appointed personal representative of the small estate of Jacqueline Lenzy, who died on December 30, 2025 without a will.

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

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

**MARVIN LENZY COPELAND**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 140092  
152612 (4-9)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**TIMOTHY HINTON**

Notice is given that Gabriel Hinton, whose address is 432 Stoneheath Dr, Barboursville, WV 25504-1057, was on March 25, 2026 appointed personal representative of the small estate of Timothy Hinton, who died on January 14, 2025 without a will.

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

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

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

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

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

**GABRIEL HINTON**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 140816  
152613 (4-9)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**HAYWOOD ELSWORTH LAWRENCE**

Notice is given that Kathy Rich-Johnson, whose address is 1307 Hargrove St, Rocky Mount, NC 27801, was on March 30, 2026 appointed personal representative of the small estate of Haywood Elsworth Lawrence, who died on November 26, 2025 without a will.

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

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

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

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

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

**KATHY RICH-JOHNSON**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 140977  
152614 (4-9)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**JONATHAN LACY**

Notice is given that Walter L Marvels, whose address is 10431 Old Carolina Dr, Charlotte, NC 28214-1027, was on March 31, 2026 appointed personal representative of the small estate of Jonathan Lacy, who died on February 3, 2021 without a will.

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

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

**WALTER L MARVELS**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 140986  
152615 (4-9)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**VENTRIS MAYE PINNOCK**

Notice is given that Prudence Pinlock, whose address is 306 Oronoco St, Alexandria, VA 22314, was on October 31, 2025 appointed personal representative of the small estate of Ventris Maye Pinlock, who died on June 30, 2025 without a will.

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

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

**PRUDENCE PINNOCK**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 139132  
152616 (4-9)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**LEE J MCZEAL**

Notice is given that Angelia A. McZeal, whose address is 1004 Wiltturner Road, Duxon, LA 70529, was on March 30, 2026 appointed personal representative of the small estate of Lee J McZeal, who died on November 30, 2025 without a will.

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

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

**ANGELIA A. MCZEAL**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 140485  
152617 (4-9)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**CARL JOSEPH ADAMS**

Notice is given that Robert P. Adams Jr, whose address is 143 Twin Creeks Dr, Jonestown, PA 17038, was on March 31, 2026 appointed personal representative of the small estate of Carl Joseph Adams, who died on September 11, 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.

**ROBERT P. ADAMS 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. 131573  
152618 (4-9)

**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
2003	Mercedes	CLK Class	WDBLK70G53T133626
2017	Subaru	Outback	4S4BSAAC7H3364990
2005	Chevy	Astro Van	1GCDL19X15B125213
2008	Cadillac	CTS	1G6DM577480125572
2026	Honda	Civic	2HGFE2F51TH528853
2013	Chrysler	200	1C3CCBCG8DN591264
2012	Chevy	Cruze	1G1PJ58C9C7172354
2012	Fiat	500	3C3CFFBRXCT382270

152649 (4-9)

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**LEGALS**

**ORDER OF PUBLICATION**

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

vs.

Fidel Zeballos  
8610 East Fort Foote Terrace  
Fort Washington, Maryland 20744

AND

The Estate of Fidel Zeballos  
8610 East Fort Foote Terrace  
Fort Washington, Maryland 20744

AND

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

AND

State of Maryland  
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: 12-1374933  
known as: 8610 E Fort Foote Ter  
Address of 8610 East Fort Foote Terrace, Fort Washington, Maryland 20744

Defendants.

**IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND CIVIL DIVISION CASE NO.: C-16-CV-26-001779**

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 30th 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 24th 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 25th 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  
152597 (4-9-16,4-23)

**LEGALS**

**NOTICE**

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

vs.

Jose Rubio Hernandez, Elder Ortiz Osorio and Jocelyn Rubio  
Defendants

**IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND CIVIL NO. C-16-CV-25-005005**

**ORDERED**, this 24th 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 24th 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 24th 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

152562 (4-2-4-9,4-16)

**ORDER OF PUBLICATION**

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

vs.

Tunara Crowder  
5205 Temple Hill Road  
Temple Hills, Maryland 20748

AND

The Estate of Tunara Crowder  
5205 Temple Hill Road  
Temple Hills, Maryland 20748

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: 12-1205046  
known as: PT LT23  
Address of 5205 Temple Hill Road, Temple Hills, Maryland 20748

Defendants.

**IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND CIVIL DIVISION CASE NO.: C-16-CV-26-001599**

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 17th 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 18th 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  
152489 (4-2-4-9,4-16)

**LEGALS**

**NOTICE**

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

vs.

Estate of Leon A. Woodson  
Defendant

**IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND CIVIL NO. C-16-CV-23-003488**

**ORDERED**, this 26th day of March, 2026 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 3651 Dixon Street, Temple Hills, Maryland 20748 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 27th 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 27th day of April, 2026, next.  
The report states the amount of sale to be \$203,000.00.

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

152566 (4-2-4-9,4-16)

**LEGALS**

**ORDER OF PUBLICATION**

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

vs.

The Estate of Mary Dumond  
Serve: Jason Dumond, Personal Representative  
7565 Saw Mill Road  
Lusby, Maryland 20657

AND

Sunrun, Inc.  
45 Fremont Street, 32nd Floor  
San Francisco, California 94105

AND

Vivint Solar Developer, LLC  
251 Little Falls Drive  
Wilmington, Delaware 19808

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: 14-1673946  
known as: 6403 97th Ave  
Address of 6403 97th Avenue, Lanham, Maryland 20706

Defendants.

**IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND CIVIL DIVISION CASE NO.: C-16-CV-26-001632**

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 17th 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 18th 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  
152490 (4-2-4-9,4-16)

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

P.O. Box 1729  
Upper Marlboro, Maryland 20773

**In The Estate Of: JOHN S. DOWD AKA: JOHN SCOTT DOWD Estate No.: 140261**

**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 **July 1, 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

152621 (4-9,4-16)

**ORDER OF PUBLICATION**

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

vs.

Steve Fuller  
3107 Hillside Avenue  
Cheverly, Maryland 20785-1433

AND

The Estate of Steve Fuller  
3107 Hillside Avenue  
Cheverly, Maryland 20785-1433

AND

Tesla, Inc.  
1 Tesla Road  
Austin, Texas 78725

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: 02-0129759  
known as: 3107 Hillside Ave  
Address of 3107 Hillside Avenue, Landover, Maryland 20785

Defendants.

**IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND CIVIL DIVISION CASE NO.: C-16-CV-26-001679**

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 24th 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 17th 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 27th 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  
152559 (4-2-4-9,4-16)

**LEGALS**

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

P.O. Box 1729  
Upper Marlboro, Maryland 20773

**In The Estate Of: DONTE M. WILLIAMS Estate No.: 140262**

**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 **July 1, 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

152622 (4-9,4-16)

**LEGALS**

**ORDER OF PUBLICATION**

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

vs.

Charity L. Phillips  
7705 Penbrook Place  
Landover, Maryland 20785

AND

The Estate of Charity L. Phillips  
7705 Penbrook Place  
Landover, Maryland 20785

AND

Signal Financial Charitable Foundation, Inc.  
FKA Washington Telephone Federal Credit Union  
3015 University Boulevard West  
Kensington, Maryland 20895

AND

Gerald W. Hyland, Trustee  
3015 University Boulevard West  
Kensington, Maryland 20895

AND

Terry Powers, Trustee  
3015 University Boulevard West  
Kensington, Maryland 20895

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: 13-1464742  
known as: 7705 Penbrook Pl  
Address of 7705 Penbrook Place, Landover, Maryland 20785

Defendants.

**IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND CIVIL DIVISION CASE NO.: C-16-CV-26-001677**

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 24th 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 17th 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 27th 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.

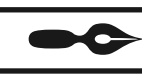
The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and 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  
152558 (4-2-4-9,4-16)

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

True Copy—Test:  
Mahasin El Amin, Clerk  
152560 (4-2-4-9,4-16)



*Serving*  
**Prince George’s County**  
*Since 1932*

**ORDER OF PUBLICATION**

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

vs.

Manning Stradford, Jr.  
8700 Sapienza Drive  
Fort Washington, Maryland 20744

AND

The Estate of Manning Stradford, Jr.  
8700 Sapienza Drive  
Fort Washington, Maryland 20744

AND

Prince George’s County, Maryland, as Lender  
Attn: Department of Housing & Community Development  
Emergency Mortgage Assistance Program Manager  
9200 Basil Court, Suite 500  
Largo, Maryland 20774

AND

M. Andree Green, Esquire, Trustee  
Prince George’s County Office of Law  
14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772

AND

Gail D. Francis, CPA, Trustee  
14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772

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 lease

**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)

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**

**6610 FOSTER STREET  
DISTRICT HEIGHTS, MD 20747**

By authority contained in a Deed of Trust dated December 26, 2007 and recorded in Liber 29215, Folio 068, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$221,000.00, 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 21, 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 \$20,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

Richard E. Solomon, et al.,  
Substitute Trustees

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

152568 (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**

**6712 CHATHAM PARK DRIVE  
BRANDYWINE, MD 20613**

By authority contained in a Deed of Trust dated September 30, 2013 and recorded in Liber 35345, Folio 343, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$646,478.00, 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 21, 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 \$62,000.00 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)

152567 (4-2,4-9,4-16)

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**

**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)

**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**

**MECHANIC'S LIEN SALE**

Freestate Lien & Recovery Inc will sell at public auction the following vehicles / vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George's County Courthouse, 14735 Main Street, specifically at the entrance to the Duvall Wing, Upper Marlboro MD 20772 at 04:00 P.M on 04/17/2026. Purchaser of the vehicle(s) must have it inspected as provided in Transportation Code of Maryland. The following may be inspected during normal business hours at the Lienor's Location. If anyone has an interest in any of the vehicles or vessels listed below, please call us at the number listed below. All parties claiming interest in the following may contact Freestate Lien & Recovery Inc, at 410-867-9079.

- LOT# 10260  
2019 TOYOTA  
VIN# 4T1B11HK0KU774306
- LOT# 10273  
2022 TOYOTA  
VIN# 5TDGZRBHXS569065
- LOT# 10774D  
2018 JEEP  
VIN# 3CANJDDB4JT114466
- LOT# 10774E  
2016 HONDA  
VIN# 2HKRM4H7XGH662962
- LOT# 10774F  
1996 LEXUS  
VIN# JT8BH22F5T0050832
- LOT# 10833  
2019 FORD  
VIN# NM0G59E2XK1416185
- LOT# 10844  
2020 FORD  
VIN# 1FTEW1C5XLFA60953
- LOT# 10849A  
2022 CHEVROLET  
VIN# 1GNERGKW8NJ145401
- LOT# 10849B  
2017 TOYOTA  
VIN# JTDKARFP3H3001135
- LOT# 10849C  
2006 LEXUS  
VIN# JTHCH96S560019380
- LOT# 10851  
2017 FIAT  
VIN# ZFBCFXCB6HP522705
- LOT# 10873  
2019 SCARAB 16.5' BOAT  
DL# 1790AN (ON BOAT)  
DL# 1790AN (CORRECT REGISTRATION NUMBER)  
HIN# US-PSBSA050H819  
SHAWN LAMBERT  
7734 SOUTH COVE RD  
BALTIMORE
- LOT# 10875  
2015 CHEVROLET  
VIN# 2GNALBEK4F1166463
- LOT# 10876  
2020 RAM  
VIN# 1C6GRRFFG4LN298894
- LOT# 10877  
2020 CHEVROLET  
VIN# 3GCPWCED8LG177566
- LOT# 10879  
1999 MERCEDES-BENZ  
VIN# WDBJF65H1XA844653
- LOT# 10880A  
2011 FORD  
VIN# 1FTRF3BT6BED11484
- LOT# 10880B  
2003 GMC  
VIN# 1GDJG31U531130188
- LOT# 10880C  
2014 HYUNDAI  
VIN# KMHH76KD8EU119956
- LOT# 10880D  
2007 FORD  
VIN# 1FMEU73E47UB35264
- LOT# 10880E  
2015 MERCEDES-BENZ  
VIN# WD3PE8CC8F5968888
- LOT# 10880F  
2002 CHEVROLET  
VIN# 3GNFK16ZX2G322151
- LOT# 10880G  
2003 GMC  
VIN# 1GTEK19T13E326058
- LOT# 10881  
1995 CATALINA 32'6" BOAT  
MD# 3792D  
SHIPWRIGHT, LLC  
6047 HERRING BAY RD  
DEALE
- LOT# 10888  
2025 HYUNDAI  
VIN# KMHLM4DG1SU870153
- LOT# 10889  
2021 NISSAN  
VIN# 1N4BZ1CV5MC553622
- LOT# 10890  
2021 NISSAN  
VIN# 1N4BZ1CV0MC556170
- LOT# 10891  
2020 HYUNDAI  
VIN# KM8R34HE3LU104464

- LOT# 10892  
2023 NISSAN  
VIN# 3N1AB8BV4PY297878
  - LOT# 10893  
2017 FORD  
VIN# 1FMJK2AT4HEA19664
  - LOT# 10894  
2015 FORD  
VIN# 1FMJK1GTXFEF29273
  - LOT# 10895  
2017 FORD  
VIN# 1FMCU9GD7HUC17026
  - LOT# 10896  
2020 FORD  
VIN# 1FMCU0G68LUB72748
  - LOT# 10897  
2012 LINCOLN  
VIN# 2LMDJ8JK0CBL17874
  - LOT# 10898  
2019 FORD  
VIN# 3FADP4EJXKM148197
- Terms of Sale: CASH  
Public Sale  
12% Buyer premium  
The Auctioneer reserves the right to accept a minimum bid.  
Everything sold AS-IS**
- Freestate Lien & Recovery Inc  
610 Bayard Rd  
Lothian MD 20711  
410-867-9079**
- 152577 (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:  
CHARLES DOUGLAS NUNNERY  
Estate No.: 125066**

**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 **July 2, 2026 at 10:30 A.M.**  
This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

152529 (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:  
BICESSE CHARLES  
Estate No.: 140138**

**NOTICE OF JUDICIAL PROBATE**

To all Persons Interested in the above estate:  
You are hereby notified that a petition has been filed by Marie C. Augustin 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 **July 7, 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

152530 (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:  
DAMIAN GERARD WARD  
Estate No.: 138601**

**NOTICE OF JUDICIAL PROBATE**

To all Persons Interested in the above estate:  
You are hereby notified that a petition has been filed by Gregory E. Settles 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 **July 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

152531 (4-2,4-9)

**LEGALS**

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

By virtue of the power and authority contained in a Mortgage from James L. Orr and Colleen M. Orr to Wyndham Vacation Resorts, Inc, recorded on 10/24/2018, in Liber/Folio 41441/180, among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 51164/571, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

**APRIL 29, 2026  
AT 11:00 A.M.**

One 505,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/ an Annual Ownership Interest and has been allocated 505,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

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

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

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

**TERMS OF SALE:** A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 13.66 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

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

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

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

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

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

/s/ Daniel C. Zickefoose, Assignee

152586 (4-9,4-16,4-23)

**LEGALS**

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

P.O. Box 1729  
Upper Marlboro, Maryland 20773  
**In The Estate Of:  
WILSON T. WILEY  
Estate No.: 139176**

**NOTICE OF JUDICIAL PROBATE**

To all Persons Interested in the above estate:  
You are hereby notified that a petition has been filed by Tammie Lynette Wiley for judicial probate the copy of the will dated 02/26/2021 and for the appointment of a personal representative.  
A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **June 18, 2026 at 10:30 A.M.**  
This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

152511 (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:  
LARRY OSBORNE MOLTUMYR  
AKA: LARRY MOLTUMYR  
Estate No.: 139087**

**NOTICE OF JUDICIAL PROBATE**

To all Persons Interested in the above estate:  
You are hereby notified that a petition has been filed by Mary Ellen Moltumyr for judicial probate the copy of the will dated 02/26/2021 and for the appointment of a personal representative.  
A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **June 18, 2026 at 10:30 A.M.**  
This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

152512 (4-2,4-9)

**LEGALS**

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

By virtue of the power and authority contained in a Mortgage from Anita W. Riley to Wyndham Vacation Resorts, Inc, recorded on 2/27/2023, in Liber/Folio 48594/146, among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 51164/539, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

**APRIL 29, 2026  
AT 11:00 A.M.**

One 231,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/ an Annual Ownership Interest and has been allocated 231,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

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

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

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

**TERMS OF SALE:** A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 16.99 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

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

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

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

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

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

/s/ Daniel C. Zickefoose, Assignee

152587 (4-9,4-16,4-23)

**LEGALS**

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

P.O. Box 1729  
Upper Marlboro, Maryland 20773  
**In The Estate Of:  
DRUSILLA B. DAVIS  
Estate No.: 139938**

**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 30, 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

152519 (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:  
GEORGE ANN MCCOY  
Estate No.: 140105**

**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 30, 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

152520 (4-2,4-9)

**The Prince George's Post**  
*Serving Prince George's County*  
**3 0 1 . 6 2 7 . 0 9 0 0**

**LEGALS**

**COUNTY COUNCIL HEARINGS**

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

TUESDAY, APRIL 14, 2026  
COUNCIL HEARING ROOM  
WAYNE K. CURRY ADMINISTRATION BUILDING  
1301 MCCORMICK DRIVE  
LARGO, MARYLAND  
<https://pgccouncil.us/LIVE>  
2:00 P.M.

Notice is hereby given that on Tuesday, April 14, 2026, the County Council of Prince George's County, Maryland, will hold the following public hearings:

**COUNCIL RESOLUTIONS:**

**CR-010-2026 A RESOLUTION CONCERNING MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION** for the purpose of approving a certain transfer of appropriations within the Recreation Fund of the Approved Fiscal Year 2026 Operating Budget of the Maryland-National Capital Park and Planning Commission.

**CR-019-2026 (DR-2) A RESOLUTION CONCERNING THE LOCAL IMPACT GRANT FUNDS MULTIYEAR PLAN** for the purpose of transmitting the Local Impact Grant Funds Multiyear Plan to the County Council for review and approval.

**COUNCIL BILLS:**

**CB-009-2026 AN ACT CONCERNING COMPENSATION OF ELECTED OFFICIALS** for the purpose of administratively codifying determinations of the 2025-2026 Compensation Review Commission, in accordance with procedures set forth in the Charter and in compliance with State law, including the 2025-2026 Compensation Review Commission's recommendations to amend the compensation of the County Council Members and the County Executive and, including the Chair and Vice Chair of the County Council; making certain references to State law; and generally relating to the compensation of elected officials.

**CB-022-2026 (DR-2) AN ACT CONCERNING SUPPLEMENTARY APPROPRIATIONS** for the purpose of declaring transferring appropriation within the General Fund to provide for costs that were not anticipated and included in the Approved Fiscal Year 2026 Budget.

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

152573 (4-2,4-9)

**LEGALS**

MARYLAND DEPARTMENT OF THE ENVIRONMENT  
WATER AND SCIENCE ADMINISTRATION  
PRELIMINARY DECISION TO GRANT CATEGORICAL  
EXCLUSION (CE #682)

Project Name/Number: Poolesville PFAS Treatment  
DWPF 1174-17L, DWBL / PF 1175-17L  
Project Applicant: Town of Poolesville  
Project Location/County: Town of Poolesville / Montgomery County  
Total Project Cost/Loan: \$5,700,000 / \$5,700,000

Project Description: The proposed project entails the treatment of PFAS contaminated wells in the Town of Poolesville to meet regulatory / advisory requirements, and other improvements at the well sites, including but not limited to, the construction of enclosures for the wells.

The Town of Poolesville has applied for financial assistance from the Maryland Department of the Environment's State Revolving Loan Fund for the proposed project as described above. In accordance with requirements for complying with the State Environmental Review Procedures (SERP) under COMAR 26.03.11 for such assistance, a review has been performed by the Department on the applicant's request for a Categorical Exclusion from a comprehensive environmental review under SERP. The Department has determined that the proposed project qualifies for a Categorical Exclusion pursuant to COMAR 26.03.11.04 because the project entails new ancillary facilities that do not increase the capacity of the existing facility. This determination is based on a careful review of the supporting documentation provided by the applicant and other documents available to the Department. In concert with this preliminary determination, the Department has also found the project to be consistent with the Maryland Economic Growth, Resource Protection, and Planning Policy in accordance with Executive Order 01.01.1992.27, and Maryland's Smart Growth and Neighborhood Conservation Policy, in accordance with Executive Order 01.01.1998.04.

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

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

Rajiv Chawla, Division Chief  
Region I Project Management Division  
Engineering and Capital Projects Program  
Maryland Department of the Environment  
1800 Washington Boulevard  
Baltimore, Maryland 21230

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

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

152643 (4-9)

**LEGALS**

**NOTICE OF PUBLIC HEARING:  
Friendship Aspire STEM Academy**

At its March 26 meeting, the Board of Education voted to begin the formal charter revocation process for Friendship Aspire STEM Academy.

A public hearing will be held on April 15 to receive comments community members. Visit [www.pgcpss.org](http://www.pgcpss.org) for meeting details and / or for information on public comment, including how to request to speak. Meeting materials will be posted on the Board of Education's website four business days prior to the meeting, in accordance with policy. All interested parties are encouraged to attend and provide comments. The Board of Education is scheduled to vote on the proposed charter revocation on April 23.

152642 (4-9)

**LEGALS**

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

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

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

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

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

Richard E. Solomon, et al.,  
Substitute Trustees

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

152466 (3-26,4-2,4-9)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
CHERYL S BOWLES

Notice is given that Charles Bowles, whose address is 5714 Linda Ln, Temple Hills, MD 20748-2332, was on March 30, 2026 appointed Personal Representative of the estate of CHERYL S BOWLES, 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 30th 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 30th 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.

CHARLES BOWLES  
Personal Representative

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

Estate No. 138572  
152632 (4-9,4-16,4-23)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
TYNEESHA D RUSSELL

Notice is given that Tyrique Stanley, whose address is 3639 Elder Oaks Blvd, Bowie, MD 20716-3378, was on March 27, 2026 appointed Personal Representative of the estate of TYNEESHA D RUSSELL, who died on February 7, 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 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 27th 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.

TYRIQUE STANLEY  
Personal Representative

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

Estate No. 140599  
152633 (4-9,4-16,4-23)

**Public Feedback Needed for  
Annual Action Plan**

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

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

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

Daniel Mears,  
Acting City Manager

152357 (3-19,4-9)

**LEGALS**

**COUNTY COUNCIL HEARINGS**

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

TUESDAY, APRIL 21, 2026  
COUNCIL HEARING ROOM  
WAYNE K. CURRY ADMINISTRATION BUILDING  
1301 MCCORMICK DRIVE  
LARGO, MARYLAND  
<https://pgccouncil.us/LIVE>  
6:00 P.M.

Notice is hereby given that on Tuesday, April 21, 2026, the County Council of Prince George's County, Maryland, will hold the following public hearing:

**THE HOUSING & COMMUNITY DEVELOPMENT  
ANNUAL ACTION PLAN FY-2027  
FEDERAL GRANTS APPLICATION  
(COUNCIL RESOLUTION NO. 022-2026)**

Pursuant to the provisions of Section 15A-106 of Subtitle 15A, of the Prince George's County Code, the County Council of Prince George's County, Maryland, hereby gives notice that it will hold a public hearing on the Annual Action Plan for FY 2027 submitted by the County Executive on March 20, 2026 for County Council approval.

The purpose of the hearing is to give all interested persons an opportunity to express their views regarding the projects and funding allocations contained in the proposed Annual Action Plan.

The Annual Action Plan reflects the County's most critical housing and community development needs as identified in the FY 2026-2030 Consolidated Plan. Additionally, the Annual Action Plan serves as the grant application for the following federal entitlement program funds: Community Development Block Grant ("CDBG") Program, HOME Investment Partnerships ("HOME") Program, and the Emergency Solutions Grants ("ESG") Program

The County's estimated entitlements for FY 2027 are as follows: Community Development Block Grant (CDBG) - \$5,806,716.00 plus \$533,109.00 (Program Income); HOME Investment Partnership (HOME) - \$2,223,444.75 plus \$997,197.00 (Program Income); and Emergency Solutions Grant (ESG) \$493,358.00 plus \$493,358.00 (Matching Funds). All of these grant programs are administered by the U. S. Department of Housing and Urban Development (HUD).

CR-022-2026 is available for viewing on the County Council's Legislative / Zoning Information System (LZIS) at: <https://pgccouncil.us/LZIS>

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

152574 (4-2,4-9)

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

**LEGALS**



**Public Hearing**

A public hearing on Ordinance No. O-01-2026, introduced by the Mayor and Council on the 19th of March, will be held at the next Council Meeting on the 20th of April at 7 pm at Town Hall, 6904 Taylor Street, Landover Hills, MD 20784. The Mayor and Council will consider adoption at that meeting. All interested parties are invited to attend and provide comments.

**ORDINANCE O-01-2026**

**AN ORDINANCE OF THE COUNCIL OF THE TOWN OF LANDOVER HILLS AMENDING THE CODE OF THE TOWN OF LANDOVER HILLS, CHAPTER 98 "PARKING, TRAFFIC AND TRUCK REGULATIONS," ARTICLE II "TRAFFIC REGULATION" TO ADD A NEW § 98-11 "STOP SIGN MONITORING SYSTEMS" TO IMPLEMENT THE AUTHORITY OF MD. CODE ANN., TRANSP. ART. § 21-707.1 IN ACCORDANCE WITH THE PROVISIONS THEREOF; TO RENUMBER CURRENT § 98-11 "TRUCK RESTRICTIONS AND OPERATIONAL REQUIREMENTS" AS § 98-12; AND TO AMEND TOWN CODE, § 2802 "PENALTIES" TO IDENTIFY THE PENALTIES FOR VIOLATIONS OF TOWN CODE, § 98-10 AND § 98-11 AND TO REFLECT THE RENUMBERING OF § 98-11 AS § 98-12**

152564 (4-2,4-9)

**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=owEUkjiwzWgEgfaaCzr9nNUF2qGdJLE.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**

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

By virtue of the power and authority contained in a Mortgage from Dale R. Kivett and Beth M. Kivett to Wyndham Vacation Resorts, Inc, recorded on 02/18/2016, in Liber/Folio 37877/449, among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 51058/298, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

**APRIL 29, 2026  
AT 11:00 A.M.**

One 818,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/ an Annual Ownership Interest and has been allocated 818,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

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

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

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

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 13.81 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

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

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

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

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

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

/s/ Daniel C. Zickefoose, Assignee

152583 (4-9,4-16,4-23)

**LEGALS**

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

By virtue of the power and authority contained in a Mortgage from Clarice J. Snyder and Nadine Edmonds to Wyndham Vacation Resorts, Inc, recorded on 04/01/2019, in Liber/Folio 41934/400, among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 51058/296, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

**APRIL 29, 2026  
AT 11:00 A.M.**

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

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

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

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

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

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 13.99 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

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

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

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

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

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

/s/ Daniel C. Zickefoose, Assignee

152584 (4-9,4-16,4-23)

**LEGALS**

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

By virtue of the power and authority contained in a Mortgage from Salvatore L. Capizzi and Serena M. Capizzi to Wyndham Vacation Resorts, Inc, recorded on 12/13/2022, in Liber/Folio 48382/107, among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 51164/573, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

**APRIL 29, 2026  
AT 11:00 A.M.**

One 800,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/ an Annual Ownership Interest and has been allocated 800,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

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

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

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

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 14.49 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

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

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

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

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

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

/s/ Daniel C. Zickefoose, Assignee

152585 (4-9,4-16,4-23)

**LEGALS**

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

P.O. Box 1729  
Upper Marlboro, Maryland 20773

**In The Estate Of:  
JEAN E. MOSBY  
Estate No.: 139562**

**NOTICE OF  
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Horace Mosby for judicial probate of the will dated 8/15/2025 and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **June 10, 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

152509 (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:  
JEAN E. MOSBY  
Estate No.: 139562**

**NOTICE OF  
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Marilyn Martin for judicial probate of the will dated 8/15/2025 and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **June 10, 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

152510 (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:  
JUNE LEWIS CURTIS-THOMAS  
Estate No.: 138785**

**NOTICE OF  
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Zane Lewis Curtis-Thomas for judicial probate of the copy of the will with interlineations dated April 7, 2004 and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **June 24, 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

152517 (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:  
PHILIP RANDOLPH JONES  
Estate No.: 140022**

**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 30, 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

152518 (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:  
ALVIN JOHNSON  
Estate No.: 140502**

**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 30, 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

152525 (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:  
CYRILENE ADAMS  
Estate No.: 140365**

**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 30, 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

152526 (4-2,4-9)

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**LEGALS**

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

By virtue of the power and authority contained in a Mortgage from Patricia L. Ruppert and Richard F. Ruppert to Wyndham Vacation Resorts, Inc, recorded on 6/28/2021, in Liber/Folio 45760/282, among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 51058/304, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

**APRIL 29, 2026  
AT 11:00 A.M.**

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

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

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

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

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

**TERMS OF SALE:** A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 14.23 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

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

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

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

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

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

/s/ Daniel C. Zickefoose, Assignee

152579 (4-9-4-16.4-23)

**LEGALS**

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

By virtue of the power and authority contained in a Mortgage from Antonio D. Delacruz and Diana P. Gonzalez to Wyndham Vacation Resorts, Inc, recorded on 09/03/2019, in Liber/Folio 42489/187, among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 51058/302, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

**APRIL 29, 2026  
AT 11:00 A.M.**

One 569,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situated within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/ an Annual Ownership Interest and has been allocated 569,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

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

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

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

**TERMS OF SALE:** A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 13.66 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

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

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

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

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

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

/s/ Daniel C. Zickefoose, Assignee

152581 (4-9-4-16.4-23)

**LEGALS**

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

By virtue of the power and authority contained in a Mortgage from Lisa D. Done and Scott Anderson to Wyndham Vacation Resorts, Inc, recorded on 01/23/2014, in Liber/Folio 35562/226, among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 51058/300, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

**APRIL 29, 2026  
AT 11:00 A.M.**

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

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

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

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

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

**TERMS OF SALE:** A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 11.88 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

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

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

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

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

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

/s/ Daniel C. Zickefoose, Assignee

152582 (4-9-4-16.4-23)

**LEGALS**

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

P.O. Box 1729  
Upper Marlboro, Maryland 20773

**In The Estate Of:  
GREER C. PARKER**  
Estate No.: 137736

**NOTICE OF  
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Adrienne Parker 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 22, 2026 at 10:30 A.M.**

This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

152513 (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:  
ADRIAN NORRIS**  
Estate No.: 137675

**NOTICE OF  
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Anthony Norris 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 22, 2026 at 10:30 A.M.**

This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

152514 (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:  
NANCY PEELE**  
Estate No.: 140319

**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 30, 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

152523 (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:  
JOHN R. ADAMS**  
Estate No.: 121702

**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 30, 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

152524 (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:  
ELARKA MARY NIXON**  
Estate No.: 137523

**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 **July 2, 2026 at 10:30 A.M.**

This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

152527 (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:  
ERNEST D. COURTNEY, SR.**  
Estate No.: 140575

**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 **July 2, 2026 at 10:30 A.M.**

This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

152528 (4-2,4-9)

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**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

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 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 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:**

**LARRY ARTHUR LUSK**

**Estate No.: 140540**

**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 **July 1, 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

152620 (4-9,4-16)

**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

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

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)

**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.

RONALD L. MORRIS,  
Prince George's County

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 affecting 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**

**Redevelopment Authority of Prince George's County Community Impact Grant Program Notification of Funding Availability (NOFA) FY2026**

The Redevelopment Authority of Prince George's County ("RDA") is soliciting applications from community-based organizations for the Community Impact Grant (CIG) Program FY 2026 funding round.

The CIG Program provides grants to implement small innovative capital projects that revitalize and enhance communities and quality of life in Prince George's County.

The total amount of funding available for this program is Two Hundred and Fifty Thousand Dollars (\$250,000) for eligible nonprofit and community-based organizations, HOA's and houses of worship.

The CIG NOFA will be available on April 6, 2026, on the following website: