

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: 5/4/2026.

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

2010	VOLVO	XC70	MD	5BE0715	YV4960BZ3A1091467
2007	BUICK	LACROSSE	VA	TDF9374	2G4WD352X71123188
2007	BMW	328XI			WBAVC93597KX57791
2003	HONDA	ODYSSEY	VA	TZH6408	5FNRL18913B083743
2025	MAZDA	CX50			7MMVABEM5SN372739
2017	GMC	TERRAIN			2GKFLTEK7H6238884
2003	DODGE	INTREPID	VA	TGK6552	2B3HD56G3H1534651
2015	HYUNDAI	SANTEE FE	MD	1GH7200	KM8SR4HF8FU116834

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

2000	CHEVROLET	ASTRO	VA	TMG3888	1GCDM19W6YB163044
2014	NISSAN	SENTRA			3N1AB7AP3EY313630
2018	HONDA	CIVIC			2HGFC2F75JH1516614
2010	BMW	750LI	DC	GI2839	WBACR5C2AC3431104
	TRAILER	ROADMASTER			
1987	BOAT				MD2973BC

ABANDONED TRAILER AND BOAT
GREY TRAILER WITH THE WORD ROADMASTER WRITTEN IN WHITE ON TRAILER LOWER BAR. WHITE BOAT WITH THE WORD WELLCRAFT WRITTEN IN OUTLINED WHITE AND BLACK LETTER AND THE LOGO. ID# MD 2973 BC

LOCATION:
1900 Palmer Rd, Fort Washington, MD 20744



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

2003	CHEVROLET	EXPRESS	MD	2FJ2806	1GBJG31U231140072
1998	FORD	E350	DC	EN5956	1FDWE37S1WHB58115
2002	FORD	F450			1FDXF46F82EB74772
2009	DODGE	CHARGER	VA	TCX8525	2B3KA33V89H590957
2005	TRAILER	SMALL TILTS	MD	178035X	5JVTT1129F1003228
1996	BUTLER MFG	TRAILER			1BUD12206T1005299
2005	FORD	F450	NY	48426NE	1FDXX477P5EA50212

ABANDONED TRAILER
RUST COLORED SMALL TILTS TRAILER WITH THE WORD CENTREVILLE WRITTEN IN WHITE. YELLOW ROPE ON TRAILER ATTACHMENT AND TIRE ON TRAILER BED.
VIN:5JVTT1129F1003228 TAG: MD 178035X

LOCATION:
9998 Good Luck Rd, Glenn Dale, MD 20769



ABANDONED TRAILER
RUST TRAILER WITH GREY CRATE AND DEBRI ON THE FLATBED.
VIN: 1BUD12206T1005299

LOCATION:
9998 Good Luck Rd, Glenn Dale, MD 20769



CHARLEY'S CRANE SERVICE
8913 OLD ARDMORE RD
LANDOVER, MD 207850
301-773-7670

1980	MG	MIDGET			TFVDW2AT002761
2012	FORD	F250			1F17X2A65CEB54722
2004	FORD	ECONOLINE	VA	UDF6382	1FDWE35144HA21534
2003	MINI	GALANT			4A3AA36G63E099838
1999	LEXUS	ES200			J18BF28G6X5063586
1988	CADILLAC	DEVILLE			1G6CD1157J4267828
2017	INFINITI	Q50			JN1CV7AR9HM680699

HANNAN AUTO AND TOWING
11508 EAST MAPLE AVE
BELTSVILLE, MD 20705
301-937-1937

2005	CHEVROLET	SUBURBAN			1GNFK16Z15J124402
2014	DODGE	CARAVAN	MD	5CA0698	2C4RDGCG6ER128396

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

2016	CHEVROLET	EQUINOX	GA	TEA2718	2GNALCEK7G1121069
2017	HYUNDAI	SONATA			5NPE34AB88H450255
2008	VOLVO	S80	MD	3FJ3629	YV1A5982881054462
2005	VOLVO	S90	MD	OZ1988	YV1T5592951393758
2007	BMW	335I	VA	UZG9797	WBABW735473VM82512
2003	JAGUAR	S-TYPE			SAJEA01UX3HM79863
2006	CADILLAC	CTS			1G6DP577560140621
1994	CHEVROLET	CAPRICE	MD	2BFG663	1G1BL827PR168714

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

2018	NISSAN	NV			1N6AF0KY9JN808192
2011	FORD	CROWN VICTORIA			NY
6Y12H		2FABP7AV48X139453			
2014	DODGE	CHARGER	MD	34577CL	2C3CDXAG9EH362440
2007	FORD	CROWN VICTORIA			2FAHP71W97X130032

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

2015	DODGE	CARAVAN	MD	8FE4393	2C4RDGBG9FR607060
2015	CHEVROLET	EQUINOX	MD	6GN0758	2GNFLEEK3F6233290
2012	TOYOTA	CAMRY	MD	5ET0820	4T1BF1FK9CU606184
1993	OLDSMOBILE	88	MD	9Z7907	1G3HNS3L2PH1343573

LEGALS

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

2005	LINCOLN	NAVEGATOR	VA	TCR9032	5LMFU28595LJ00509
2010	FORD	FOCUS	WV	8426997	1FAHP3FN5AW195219
2006	BMW	325I	MD	35851CC	WBABW13526KR65045
2000	FORD	F450	VA	UC21558	1FDXF46F0YEB63550
1992	TOYOTA	PREVIA	DC	DREJT	JT3AC2256N1003397
2004	HYUNDAI	SANTA FE			KM8SC73E54U828572

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

1995	TOYOTA	PREVIA	DC	ET1369	JT3AC13RXS1185087
2010	BMW	328I			WBABW1359AP491771
2012	TOYOTA	PRIUS			JTDKDTB30C1014582
2013	LEXUS	RX350			2T2BK1BAXDC193943

152791 (4-23)

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: 5/4/2026.

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

CHARLEY'S CRANE SERVICE
8913 OLD ARDMORE RD
LANDOVER, MD 207850
301-773-7670

2011	INFINITI	G37X	VA	THV7151	JN1CV6EL9BM262599
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J & J TOWING
8545 DELANO ROAD
CLINTON, MD 20735
301-568-3284

2007	MERCURY	MOUNTAINEER	DC	JA9616	4M2EU47EX7UJ18539
2002	JEEP	CHEROKEE	VA	TNA3685	1J4GW48552C285655

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

2006	HONDA	PILOT	DC	GM5710	5FN9YF28516B000919
2007	NISSAN	VERSA	MD	3EY3346	3N1BC13E7L366521
2004	HONDA	CIVIC	MD	323L23	2HGES16344H546391
2008	MAZDA	CX7	MD	2GD8334	JM3ER29L480194183

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

2010	SUZUKI	KIZASHI	VA	SYL7464	JS2RE9A31A6101557
2005	VOLKSWAGEN	TOUREG	VA	TJS1676	WVGZG77L35D079543

152790 (4-23)

LEGALS

James H Polivka
HWK Law Group, LLC
1447 York Rd., Ste 204
Lutherville, MD 21093
(410) 567-5500

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
ROBERT EUGENE JEFFERSON SR

Notice is given that Felicia Jefferson, whose address is 2200 Columbia Pl, Hyattsville, MD 20785-4954, was on March 26, 2026 appointed Personal Representative of the estate of ROBERT EUGENE JEFFERSON SR, who died on September 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 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.

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
AUGUST BATTISFORE

Notice is given that Robert Sheckels, whose address is 1404 Jedforest Dr., Crofton, MD 21114, was on October 17, 2025 appointed Personal Representative of the estate of AUGUST BATTISFORE, who died on September 19, 1996 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 17th day of April, 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.

ROBERT SHECKELS
Personal Representative

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

Estate No. 138727
152765 (4-23,4-30,5-7)

FELICIA JEFFERSON
Personal Representative

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

Estate No. 139552
152793 (4-23,4-30,5-7)

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.

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.

IMOGENE NEWSOME
Personal Representative

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

Estate No. 102657
152641 (4-9,4-16,4-23)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
ALFRED DAVID TURNER

Notice is given that Lenneth Elliott, whose address is 16409 Ellesberry Court, Bowie, MD 20716, was on April 2, 2026 appointed Personal Representative of the estate of ALFRED DAVID TURNER, who died on April 22, 2018 without a will. There was a prior small estate proceeding.

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

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

LENNETH ELLIOTT
Personal Representative

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

Estate No. 111193
152694 (4-16,4-23,4-30)

Serving
Prince George's County Since 1932

LEGALS

PUBLIC NOTICE
CITY OF LAUREL, MARYLAND
PUBLIC HEARING

The Mayor and City Council of Laurel will introduce and hold a public hearing on Ordinance No. 2055- An Ordinance Adopting the General Operating Budget and Capital Improvement Program of the Mayor and City Council of Laurel, Maryland, for the Fiscal Year July 1, 2026 through June 30, 2027 and to Levy Property Taxes; and to Authorize the Collection of Such Taxes on Monday, May 11, 2026 at 6:00 pm via Zoom. The Mayor and City Council will hold a 2nd Public Hearing with Possible Action on this ordinance on **Wednesday, May 27, 2026** in-person at the Joseph R. Robison Laurel Municipal Center at 6:00 pm. Please visit our website for additional information: www.cityoflaurel.org

152788 (4-23)

LEGALS

TOWN OF CHEVERLY
NOTICE OF A PROPOSED
REAL PROPERTY TAX INCREASE

For the taxable year beginning July 1, 2026, the Mayor and Council of the Town of Cheverly proposes to increase real property tax rates from \$0.5799 per \$100 of assessment to \$0.6299 per \$100 of assessment.

A public hearing on the proposed real property tax rate increase will be held at 6pm on Thursday, May 7, 2026, at the William Eley Public Works Building, 6401 Forest Road, Cheverly Maryland and remotely via video teleconference.

The hearing is open to the public, and public testimony is encouraged. Persons with questions regarding this hearing may call 301-773-8360 or email townclerk@cheverly-md.gov for further information.

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

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)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RUTH C HAYES

Notice is given that Vida Hayes-Jackson, whose address is 3 Isham Ct, Upper Marlboro, MD 20774, was on April 8, 2026 appointed personal representative of the small estate of **Ruth C Hayes**, who died on September 23, 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.

VIDA HAYES-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. 140873

152749 (4-23)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
KENNETH W HINNANT

Notice is given that Linda Robinson Hinnant, whose address is 9017 Lynnalan Dr, Fort Washington, MD 20744-3621, was on March 31, 2026 appointed personal representative of the small estate of **Kenneth W Hinnant**, who died on September 16, 2025 without a will.

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

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

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

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

LINDA ROBINSON HINNANT
Personal Representative

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

Estate No. 139897

152750 (4-23)

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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 FI 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 Terrace, 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
vs.

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)

LEGALS

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
vs.

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)

LEGALS

NOTICE

CRISTIAN RODRIGUEZ
Plaintiff,
vs.

VANESSA DOMINGUEZ
Defendant
**IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
C-16-CV-25-003518**

ORDERED, this 8th day of April, 2026, by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland, that the sale of property located at 12010 Maycheck Lane, Bowie, MD 20715, mentioned in these proceedings, made and reported by Isaac H. Marks, Esquire, Trustee, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 8th day of May 2026, provided a copy of this Notice shall be inserted in some newspaper published in said County once in each of three successive weeks before the 8th day of May, 2026.

The report states the amount of sale to be \$450,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
152657 (4-16,4-23,4-30)

LEGALS

CITATION BY PUBLICATION

IN THE INTEREST OF:

AVIYANA ROBINSON
MINOR CHILD(REN)

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

TO THE SHERIFF OR ANY CON-
STABLE 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 of the child (children) who is (are) subject of the suit

AVIYANA SAFARI ROBINSON
FEMALE; DOB: 3/11/2016; PLACE OF BIRTH: CHEVERLY, PRINCE GEORGE'S, and MARYLAND

"THE COURT HAS AUTHORITY IN THIS SUIT TO ENTER ANY JUDGMENT OR DECREE IN THE CHILD'S (CHILDREN'S) INTEREST WHICH WILL BE BINDING UPON YOU INCLUDING THE TERMINATION OF PATERNITY AND THE APPOINTMENT OF A CONSERVATOR WITH AUTHORITY TO CONSENT TO THE CHILD'S (CHILDREN'S) ADOPTION." ISSUED AND GIVEN UNDER MY HAND AND SEAL OF SAID COURT AT HOUSTON TEXAS ON THIS THE 17TH DAY OF MARCH, 2026.

NEWSPAPER: PRINCE GEORGE POST
Issued at request of:
ANNE E KENNEDY
ADDRESS: 1227 HEIGHTS BOULEVARD
HOUSTON, TX 77008
BAR NO # 24038201

MARILYN BURGESS
DISTRICT CLERK
Harris County, Texas
201 Caroline, Houston, TX 77002
PO Box 4651 Houston TX 77210

BY KAAJA AMERSON, Deputy
152578 (4-9,4-16,4-23,4-30)

LEGALS

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)

Duyanko Ahmado
J Williams Law, LLC
7981 Eastern Ave #C4
Silver Spring, MD 20910
301-585-1970

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
ARNITA GREEN
AKA ARNITA RENEE GREEN

Notice is given that Vashti Green, whose address is 5112 70th Pl, Hyattsville, MD 20784, was on April 10, 2026 appointed personal representative of the small estate of Arnita Green aka Arnita Renee Green, who died on February 27, 2026 without a will.

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

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

LEGALS

Jumoke F. Oladapo
6305 Ivy Lane Ste 500
Greenbelt, MD 20770
301-614-0810

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PHILIP ODELL JOHNSON

Notice is given that Yvette Marie Johnson, whose address is 10305 Musket Court, Fort Washington, MD 20744, was on April 8, 2026 appointed personal representative of the small estate of Philip Odell Johnson who died on October 31, 2025 with a will.

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

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

YVETTE MARIE 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. 140390
152734 (4-23)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PARIPURANARAJ SAMUEL

Notice is given that Allen Samuel, whose address is 12802 Ledo Creek Ter, Beltsville, MD 20705, was on April 14, 2026 appointed personal representative of the small estate of Paripurunaraj Samuel who died on October 27, 2025 with a will.

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

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

ALLEN SAMUEL
Personal Representative

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

Estate No. 139657
152735 (4-23)

Travis Harrison
McDermott Will & Schulte
500 North Capitol Street NW
Washington, DC 20001
202-756-8408

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
YVONNE D. UPSHAW

Notice is given that Anthony Nolan Upshaw, whose address is 13836 SW 67th Place, Miami, FL 33158, and Gregory O'Neil Upshaw, whose address is 13766 Carlene Drive, Upper Marlboro, MD 20772, were on April 10, 2026 appointed co-personal representatives of the small estate of Yvonne D. Upshaw who died on September 1, 2025 with a will.

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

**ANTHONY NOLAN UPSHAW
GREGORY O'NEIL UPSHAW**
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. 140186
152740 (4-23)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ROSALIND MATTHEWS

Notice is given that Kym Matthews, whose address is 9606 Oak Barrel Ct, Brandywine, MD 20613, was on April 13, 2026 appointed personal representative of the small estate of Rosalind Matthews who died on March 25, 2026 with a will.

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

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

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

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

KYM MATTHEWS
Personal Representative

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

Estate No. 141124
152736 (4-23)

LEGALS

Elisabeth Morse Esq
10605 Concord St Ste 420
Kensington, MD 20895-2519
240-755-8384

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SAVITA RONA PERSAUD

Notice is given that Kavita Freeman, whose address is 7615 Lake Glen Drive, Glenn Dale, MD 20769, was on March 20, 2023 appointed personal representative of the small estate of Savita Rona Persaud, who died on April 28, 1999 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.

KAVITA 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. 128603
152741 (4-23)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ETHEL L WADE

Notice is given that Charles B Wade Jr, whose address is 14300 Pollin St, Accokeek, MD 20607-3718, was on February 7, 2025 appointed personal representative of the small estate of Ethel L Wade who died on November 14, 2024 with a will.

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

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

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

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

CHARLES B WADE 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. 135671
152737 (4-23)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ALVORNIA ASHBY

Notice is given that Maxine Ashby, whose address is 1004 Arbor Park Pl, Bowie, MD 20721-3176, was on January 22, 2026 appointed Personal Representative of the estate of ALVORNIA ASHBY, who died on November 13, 2025 without a will.

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

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

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

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

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

MAXINE ASHBY
Personal Representative

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

Estate No. 139864
152776 (4-23,4-30,5-7)

Katelyn E Holbrook
7600 Wisconsin Ave, Suite 700
Bethesda, MD 20814
301-347-1269

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

NOTICE IS GIVEN that the County Court at Law of Fort Bend County, Texas, appointed Alisha Anecey Ayooyinka Dosumu, whose address is Upper Reigate, Park Terrace, Ayr, Ayrshire & Arran, Scotland, KA7 2AN, United Kingdom, as the Independent Administrator of the Estate of REMILEKUN SHARIZA DOSUMU who died on January 20, 2025 domiciled in Fort Bend County, Texas.

The Maryland resident agent for service of process is Julianne Luckey-Hill, whose address is 25112 Applecross Terrace, Damascus, MD 20872.

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.

ALISHA ANECEY AYOYINKA DOSUMU
Foreign Personal Representative

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

Estate No. 140914
152701 (4-16,4-23,4-30)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
KENNETH JOSEPH CARTER

Notice is given that Rena Carter, whose address is 11327 Laurelwalk Dr, Laurel, MD 20707, was on April 14, 2026 appointed Personal Representative of the estate of KENNETH JOSEPH CARTER, who died on January 30, 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 14th day of October, 2026.

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

RENA CARTER
Personal Representative

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

Estate No. 140793
152777 (4-23,4-30,5-7)

LEGALS

Moisette I. Sweat (CPF 2101250006)
Sweatism Consulting, LLC
710 Yarrow Court
Accokeek, MD 20607
301-541-8389

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

NOTICE IS GIVEN that the Orphans' Court of Prince George's County, Maryland, appointed Janine Chase, whose address is 1835 Aberdeen Court, Crofton, MD 21114 as the Personal Representative of the Estate of Melvin E. Gross who died on June 14, 2025 domiciled in the District of Columbia, USA.

The Maryland resident agent for service of process is Moisette I. Sweat, Esquire whose address is Sweatism Consulting, LLC, 710 Yarrow Court, Accokeek, MD 20607.

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.

JANINE CHASE
Foreign Personal Representative

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

Estate No. 140550
152702 (4-16,4-23,4-30)

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=owEUkjiwzwEgfaaCzrnNUF2qGdjLE.1>

Please register by visiting the city's website at 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, Dashawn N. Ball, CPM, MMC.

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

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HUEY LARRY VAMPLE SR

Notice is given that Huey Larry Vample Jr, whose address is 55 Harvard Dr, Covington, GA 30016-2933, was on April 10, 2026 appointed Personal Representative of the estate of HUEY LARRY VAMPLE SR, who died on January 22, 2026 without a will.

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

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

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 10th day of October, 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.

HUEY LARRY VAMPLE 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. 140831
152775 (4-23,4-30,5-7)

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 Fl 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

LEGALS

Harrison C. Long
 AIS 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
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)

LEGALS

**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)

LEGALS

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

TO ALL PERSONS INTERESTED
 IN THE ESTATE OF
RICHARD STRETT

Notice is given that Deanna Sebastian, whose address is 14105 Bison Ct, Glenelg, MD 21737-9509, was on April 8, 2026 appointed Personal Representative of the estate of RICHARD STRETT, 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 8th day of October, 2026.

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

DEANNA SEBASTIAN
 Personal Representative

CERETA A. LEE
 REGISTER OF WILLS FOR
 PRINCE GEORGE'S COUNTY
 P.O. Box 1729
 UPPER MARLBORO, MD 20773-1729
 Estate No. 140937
 152772 (4-23,4-30,5-7)

LEGALS

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

TO ALL PERSONS INTERESTED
 IN THE ESTATE OF
ASAMEKA HORSLEY

Notice is given that Beatrice Horsley, whose address is 11315 Laurelwalk Dr, Laurel, MD 20708, was on April 6, 2026 appointed Personal Representative of the estate of ASAMEKA HORSLEY, who died on March 10, 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 6th day of October, 2026.

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

BEATRICE HORSLEY
 Personal Representative

CERETA A. LEE
 REGISTER OF WILLS FOR
 PRINCE GEORGE'S COUNTY
 P.O. Box 1729
 UPPER MARLBORO, MD 20773-1729
 Estate No. 141040
 152773 (4-23,4-30,5-7)

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

TO ALL PERSONS INTERESTED
 IN THE ESTATE OF
JULIA M BROWN

Notice is given that DA'NITA WHITE, whose address is 1722 Granville Court, Woodbridge, VA 22191, was on April 13, 2026 appointed Personal Representative of the estate of JULIA M BROWN, who died on December 11, 2025 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 13th day of October, 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 October, 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.

DA'NITA WHITE
 Personal Representative

CERETA A. LEE
 REGISTER OF WILLS FOR
 PRINCE GEORGE'S COUNTY
 P.O. Box 1729
 UPPER MARLBORO, MD 20773-1729
 Estate No. 139966
 152774 (4-23,4-30,5-7)

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

LEGALS

Stouffer Legal, LLC
 Amber C. Green, Esq.
 658 Kenilworth Dr, Ste 203
 Towson, MD 21204
 443-470-3599

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

TO ALL PERSONS INTERESTED
 IN THE ESTATE OF
JOAN BATDORF

Notice is given that Jessica Z. Kenworthy-Partlow, whose address is 887 Diamond Drive, Gaithersburg, MD 20878, was on April 7, 2026 appointed Personal Representative of the estate of JOAN BATDORF, who died on February 6, 2026 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 7th day of October, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 7th day of October, 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.

**JESSICA Z. KENWORTHY-
 PARTLOW**
 Personal Representative

CERETA A. LEE
 REGISTER OF WILLS FOR
 PRINCE GEORGE'S COUNTY
 P.O. Box 1729
 UPPER MARLBORO, MD 20773-1729
 Estate No. 141075
 152679 (4-16,4-23,4-30)

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

TO ALL PERSONS INTERESTED
 IN THE ESTATE OF
EMMANUEL OSUJI

Notice is given that Theresa Osuji, whose address is 7319 Green Oak Ter, Lanham, MD 20705-3846, was on April 7, 2026 appointed Personal Representative of the estate of EMMANUEL OSUJI, who died on August 7, 2025 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 7th day of October, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 7th day of October, 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.

THERESA OSUJI
 Personal Representative

CERETA A. LEE
 REGISTER OF WILLS FOR
 PRINCE GEORGE'S COUNTY
 P.O. Box 1729
 UPPER MARLBORO, MD 20773-1729
 Estate No. 138791
 152683 (4-16,4-23,4-30)

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)

Stephen W. Lutche, Esquire
 Snee, Lutche & Helmlinger, P.A.
 112 South Main Street
 Bel Air, Maryland 21014
 410-893-7500

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

TO ALL PERSONS INTERESTED
 IN THE ESTATE OF
KRISTINE KORTE

Notice is given that Max Theise, whose address is 6211 Brooklyn Bridge Road, Laurel, Maryland 20707, was on March 26, 2026 appointed Personal Representative of the estate of KRISTINE KORTE who died on December 15, 2025 with a will.

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

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

MAX THEISE
 Personal Representative

CERETA A. LEE
 REGISTER OF WILLS FOR
 PRINCE GEORGE'S COUNTY
 P.O. Box 1729
 UPPER MARLBORO, MD 20773-1729
 Estate No. 140704
 152674 (4-16,4-23,4-30)

LEGALS

Lindsay V. R. Moss, Esq.
 6700 Alexander Bell Drive
 Suite 200
 Columbia, MD 21046
 410-988-3838

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

TO ALL PERSONS INTERESTED
 IN THE ESTATE OF
BETTE NIXON HOYT

Notice is given that Nicholas Hoyt, whose address is 2J-6 Lower, Estate Lerkenlund, St. Thomas, Virgin Islands 00802, was on April 2, 2026 appointed Personal Representative of the estate of BETTE NIXON HOYT who died on January 9, 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 2nd day of October, 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 October, 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.

NICHOLAS HOYT
 Personal Representative

CERETA A. LEE
 REGISTER OF WILLS FOR
 PRINCE GEORGE'S COUNTY
 P.O. Box 1729
 UPPER MARLBORO, MD 20773-1729
 Estate No. 140666
 152677 (4-16,4-23,4-30)

LEGALS

L. Paul Jackson, II, Esq.
 Law Offices of Shipley & Horne, P.A.
 1101 Mercantile Lane, Suite 240
 Largo, Maryland 20774
 (301) 925-1800

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

TO ALL PERSONS INTERESTED
 IN THE ESTATE OF
ROSA R. WYNN

Notice is given that Albert R. Wynn, whose address is 2410 Enterprise Rd, Bowie, MD 20721, was on April 7, 2026 appointed Personal Representative of the estate of ROSA R. WYNN, who died on October 13, 2025 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 7th day of October, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 7th day of October, 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.

ALBERT R. WYNN
 Personal Representative

CERETA A. LEE
 REGISTER OF WILLS FOR
 PRINCE GEORGE'S COUNTY
 P.O. Box 1729
 UPPER MARLBORO, MD 20773-1729
 Estate No. 140343
 152678 (4-16,4-23,4-30)

LEGALS

Stouffer Legal, LLC
 Amber C. Green, Esq.
 658 Kenilworth Dr, Ste 203
 Towson, MD 21204
 443-470-3599

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

TO ALL PERSONS INTERESTED

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) 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 claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice. A claim not presented or filed 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

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOSEPH OLBISI IGE FASUSI

Notice is given that Joseph Olawale Fasusi, whose address is 10808 Golf Course Terrace, Bowie, MD 20721, was on December 11, 2023 appointed personal representative of the small estate of Joseph Olbisi Ige Fasusi who died on November 1, 2023 with a will.

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

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

JOSEPH OLAWALE FASUSI
Personal Representative

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

Estate No. 131627
152738 (4-23)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
STEPHANIE DENETTE WITHERS

Notice is given that Aaron Poindexter, whose address is 11169 Vivid Ave, Las Vegas, NV 89144-1657, was on April 10, 2026 appointed personal representative of the small estate of Stephanie Denette Withers who died on October 5, 2025 with a will.

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

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

AARON POINDEXTER
Personal Representative

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

Estate No. 139269
152739 (4-23)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BELINDA MARIA HALL

Notice is given that Sheila Smith, whose address is 6331 Sunvalley Ter, District Heights, MD 20747-1339, was on April 13, 2026 appointed personal representative of the small estate of Belinda Maria Hall, who died on January 24, 2026 without a will.

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

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

SHEILA 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. 141063
152743 (4-23)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LINDA MARIA HARRIS

Notice is given that Dawn M Ward, whose address is 11912 Green Tee Turn, Upper Marlboro, MD 20772, was on April 13, 2026 appointed personal representative of the small estate of Linda Maria Harris, 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 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.

DAWN M WARD
Personal Representative

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

Estate No. 141126
152744 (4-23)

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

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

Sara L. Kearney
1264 Palmer Road
Fort Washington, MD 20744
Defendant

Debra J. Winfield
3911 Clairton Drive
Bowie, MD 20721
Defendant

**In the Circuit Court for Prince
George's County, Maryland
Case No. C-16-CV-25-006945**

**In the Circuit Court for Prince
George's County, Maryland
Case No. C-16-CV-24-004552**

Notice is hereby given this 8th 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 8th 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 8th day of May, 2026.

Notice is hereby given this 8th 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 8th 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 8th day of May, 2026.

The Report of Sale states the amount of the foreclosure sale price to be \$255,000.00. The property sold herein is known as 1264 Palmer Road, Fort Washington, MD 20744.

The Report of Sale states the amount of the foreclosure sale price to be \$604,000.00. The property sold herein is known as 3911 Clairton Drive, Bowie, MD 20721.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
152658 (4-16,4-23,4-30)

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
152704 (4-16,4-23,4-30)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MOSES ZEB TOWNES JR

Notice is given that Rosa Mae Townes, whose address is 3800 Enfield Chase Ct Apt 422, Bowie, MD 20716, was on April 10, 2026 appointed personal representative of the small estate of Moses Zeb Townes Jr, who died on March 24, 2026 without a will.

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

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

ROSA MAE TOWNES
Personal Representative

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

Estate No. 141082
152745 (4-23)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CLARENCE MICHAEL LOGAN

Notice is given that Martin Logan, whose address is 831 Clovis Ave, Capitol Heights, MD 20743, was on April 9, 2026 appointed personal representative of the small estate of Clarence Michael Logan, who died on March 18, 2025 without a will.

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

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

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

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

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

MARTIN LOGAN
Personal Representative

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

Estate No. 138634
152746 (4-23)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LEONCIO DEL CID ROMERO

Notice is given that Carmen Hernandez, whose address is 7413 Newburg Dr, Lanham, MD 20706-4617, was on April 8, 2026 appointed personal representative of the small estate of Leoncio Del Cid Romero, who died on May 15, 2025 without a will.

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

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

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

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

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

CARMEN HERNANDEZ
Personal Representative

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

Estate No. 139760
152747 (4-23)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DOROTHY M WILLIAMS

Notice is given that Judy W Jeffries, whose address is 6640 Lake Park Apt 306, Greenbelt, MD 20770, was on April 8, 2026 appointed personal representative of the small estate of Dorothy M Williams, who died on January 28, 2026 without a will.

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

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

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

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

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

JUDY W JEFFRIES
Personal Representative

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

Estate No. 141079
152748 (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:
RUTH ROLLINS**
Estate No.: 126338

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
RUTH ROLLINS**
Estate No.: 126338

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Michelle Simon for judicial probate of the will dated March 23, 2012, and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on May 20, 2026 at 10:30 A.M.

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

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

152670 (4-16,4-23)

LEGALS

**CITY OF SEAT PLEASANT
LEGISLATION ADOPTED
CITY COUNCIL PUBLIC SESSION
MONDAY, APRIL 13, 2026**

ORDINANCE O-26-12

AN ORDINANCE concerning.

**AMENDMENT OF
CHAPTER 68-COMMERCIAL BUSINESS DISTRICT**

FOR the purpose of amending Chapter 68 of the Code of the City of Seat Pleasant, entitled "Commercial Business District," to provide for violation and penalties for non-compliance.

Copies of this legislation are available from the Office of the City Clerk at:

City Hall
6301 Addison Rd
Seat Pleasant, Maryland 20743-2125

152732 (4-23,4-30)

LEGALS

**CITY OF HYATTSVILLE NOTICE
OF A PUBLIC HEARING**

The City Council of the City of Hyattsville, Maryland will hold a public hearing at 6:30 p.m. on May 11, 2026, to hear input on the proposed FY27 budget. The proposed FY27 draft budget will be published with the Agenda found at <https://hyattsvillemd.portal.civicclerk.com/>. The hearing will be held remotely via video teleconference. Register in advance for this webinar: https://us06web.zoom.us/webinar/register/WN_JUYhcODGTaieU7I98789Zw.

Meeting login details including a phone number for audio only access will be provided upon registration. The meeting will also be broadcast on the City's cable television channel (Comcast 71, Verizon 12).

The hearing is open to the public, and public testimony is encouraged.

Participants who join the video/audio conference will be enabled to speak by the meeting chair. Speakers will be allowed to address the Council for two (2) minutes. Public Comment may also be made by emailing cityclerk@hyattsville.org. All electronic comments must be submitted by 4:30 p.m. on May 11, 2026. Comments received will be emailed to the City Council prior to the hearing.

Persons with questions regarding this hearing may call 301-985-5001 for further information.

152779 (4-23)

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
10103 S Campus Way Unit: 73,
Upper Marlboro, MD 20774-2105

By virtue of the power and authority contained in a Deed of Trust from TRAVIS JOHNSON, dated January 20, 2016 and recorded in Liber 38053 at Folio 339 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 Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

FRIDAY, MAY 8, 2026 AT 3:00 P.M.

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

Condominium Unit Numbered Seventy-three (73) in Building Eleven (11) in a plan of condominium subdivision known as "PRINCE PLACE AT NORTHAMPTON CONDOMINIUM NO. TWO", as per plat thereof duly recorded in Plat Book WWW 86 at Plat 16 thru and including Plat 20 among the land records of Prince George's County, Maryland as the same and otherwise identified and established in the Master Deed and Bylaws recorded in Liber 4272, Folio 607 among the aforesaid land records.

Being the same property as conveyed from Gregory A. Barnes to Travis Johnson as set forth in Deed Book 21448 Page 1 dated 01/14/2005, recorded 02/16/2005, Prince Georges 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 7.375% 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

152727 (4-23,4-30,5-7)

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 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 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 13.66 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.

LEGALS

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

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

By virtue of the power and authority contained in a Mortgage from Arnitá 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 51164/559, 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 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 16.99 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

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.

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)

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

Tyechia L. White, Esq.
300 New Jersey Ave NW, Suite 300
Washington, DC 20001
202-967-4571

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **ARION KENNETH HAWKINS AKA: ARRON K. HAWKINS OR AARON K. HAWKINS**

Notice is given that Tanya Hawkins, whose address is 13909 Baden Westwood Rd, Brandywine, MD 20613, was on December 23, 2025 appointed Personal Representative of the estate of ARION KENNETH HAWKINS AKA: ARRON K. HAWKINS OR AARON K. HAWKINS, who died on August 29, 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 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 June, 2026.

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

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

TANYA HAWKINS
Personal Representative

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

Estate No. 132684
152764 (4-23,4-30,5-7)

Rosemary Keffer, Esquire
DELANEY & KEFFLER, LLC
214 Merrimac Court/P.O. Box 876
Prince Frederick, MD 20678
410-535-3476

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **PHILLIP ANDREW WAHLER AKA: PHILLIP A. WAHLER**

Notice is given that John Bradley Wahler, whose address is 7200 Loch Court, Fort Washington, MD 20744, was on April 9, 2026 appointed Personal Representative of the estate of PHILLIP ANDREW WAHLER AKA: PHILLIP A. WAHLER, who died on January 17, 2026 without a will.

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

All 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 9th day of October, 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, 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.

JOHN BRADLEY WAHLER
Personal Representative

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

Estate No. 141106
152771 (4-23,4-30,5-7)

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LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ALAN PRESTON CLAYTOR

Notice is given that Michael F Claytor, whose address is 13800 Old Chapel Rd, Bowie, MD 20715-1718, was on April 7, 2026 appointed Personal Representative of the estate of ALAN PRESTON CLAYTOR who died on March 18, 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 7th day of October, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 7th day of October, 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 F CLAYTOR
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 141057
152673 (4-16.4-23.4-30)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**NEIL HOGLANDER JR
AKA: NEIL HOGLANDER**

Notice is given that Scott Karl Hoglander, whose address is 12665 Lime Kiln Rd, Fulton, MD 20759-9602, was on March 26, 2026 appointed Personal Representative of the estate of NEIL HOGLANDER JR who died on March 2, 2026 with a will.

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

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

SCOTT KARL HOGLANDER
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 140950
152675 (4-16.4-23.4-30)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BETTY JEAN ELDER

Notice is given that Timothy K Elder, whose address is 8813 S 21st St, Phoenix, AZ 85042, was on April 3, 2026 appointed Personal Representative of the estate of BETTY JEAN ELDER who died on February 28, 2026 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 3rd day of October, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 3rd day of October, 2026.

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

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

TIMOTHY K ELDER
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 141045
152676 (4-16.4-23.4-30)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ALFORD SANES

Notice is given that Tonya Sanes, whose address is 10912 Dubs Ct, Upper Marlboro, MD 20774-2141, was on April 7, 2026 appointed Personal Representative of the estate of ALFORD SANES, who died on August 21, 2024 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 7th day of October, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 7th day of October, 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.

TONYA SANES
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 139009
152680 (4-16.4-23.4-30)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ANDREA KAY RICH-MCADAMS

Notice is given that Julian Xavier Livingston, whose address is 15609 Everglade Lane #302, Bowie, MD 20716, was on April 14, 2026 appointed Personal Representative of the estate of ANDREA KAY RICH-MCADAMS who died on March 20, 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 14th day of October, 2026.

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

JULIAN XAVIER LIVINGSTON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 141048
152753 (4-23.4-30.5-7)

**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)

LEGALS

Cassandra L Kincaid Esq
50 Catoctin Cir NE Ste 325
Leesburg, VA 20176-3124
703-777-4000

Brian A Cavanaugh
25 Shipping Place
Baltimore, MD 21222
410-285-0022

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PHILIP LUDGER CHAREST

Notice is given that Scott Nalevanko, whose address is 514 Dry Mill Rd SW, Leesburg, VA 20175-3410, was on April 7, 2026 appointed Personal Representative of the estate of PHILIP LUDGER CHAREST, who died on November 8, 2025 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 7th day of October, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 7th day of October, 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.

SCOTT NALEVANKO
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 140470
152685 (4-16.4-23.4-30)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**STANLEY J POLLARD JR
AKA: STANLEY JOY POLLARD JR**

Notice is given that Lovita Daniels, whose address is 4409 Falls Ter SE Apt 1 Apt 1, Washington, DC 20019-5010, was on April 1, 2026 appointed Personal Representative of the estate of STANLEY J POLLARD JR, who died on October 29, 2024 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 1st day of October, 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 1st day of October, 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.

LOVITA DANIELS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 135752
152695 (4-16.4-23.4-30)

Robert P. Newman, Esq.
Law Office of Robert P. Newman, PC
801 Wayne Avenue, Suite 205
Silver Spring, MD 20910
301-892-2713

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**LUCY A. HUBBARD
AKA: LUCY ARRENDELL HUBBARD**

Notice is given that Ed Arrendell, whose address is 11227 Potomac Crest Drive, Potomac, Maryland 20854, was on April 8, 2026 appointed Personal Representative of the estate of LUCY A. HUBBARD AKA: LUCY ARRENDELL HUBBARD who died on January 6, 2026 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 8th day of October, 2026.

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

ED ARRENDELL
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 140857
152759 (4-23.4-30.5-7)

LEGALS

ORDER OF PUBLICATION

TIBERIUS LLC Plaintiff
v.

BENJAMIN M. PLUMB and PRINCE GEORGE'S COUNTY and

Any and all unknown owners of the Property described below, their heirs, devisees, personal representatives, and executors, administrators, grantees, assigns, or successors in right, title, interest, and any and all unnamed persons having or claiming to have an interest in the Property and premises situate and described as:

Account No: 5748253
Described as: Lots 18-19
5,000.0000 Sq. Ft. Huntington City Bo Blk D Assmt \$75,200 Lib 48789 Fl 403 and assessed to Plumb, Benjamin M. 000000 12th St, Bowie, Md 20715

Defendants
In the Circuit Court for Prince George's County
Case No.: C-16-CV-26-002078

A Complaint to Foreclose the Rights of Redemption in Property Sold at Tax Sale having been filed, and upon consideration of the Plaintiff's request for an Order of Publication, it is this 13th day of April, 2026, hereby ORDERED, by the Circuit Court for Prince George's County, Maryland, that the Defendants in these proceedings may be served by publication of a Notice at least once a week in each of three successive weeks in a newspaper of general circulation in Prince George's County, Maryland, in accordance with §14-840 of the Tax-Property Article of the Annotated Code of Maryland, on or before the 8th day of May, 2026, warning all persons interested in the Property to appear in this Court by the 8th day of June, 2026, and redeem the Property known as **Account No: 5748253, and described as Lots 18-19, 5,000.0000 Sq. Ft. Huntington City Bo Blk D Assmt \$75,200 Lib 48789 Fl 403 and assessed to Plumb, Benjamin M. 000000 12th St, Bowie, Md 20715**, 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, 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
152730 (4-23.4-30.5-7)

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

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**VICKY LOUISE HOLIDAY
AKA: VICKI LOUISE HOLIDAY**

Notice is given that Dyanne Rose Bates, whose address is 9410 Wellington Street, Lanham, Maryland 20706, was on April 3, 2026 appointed Personal Representative of the estate of VICKY LOUISE HOLIDAY AKA: VICKI LOUISE HOLIDAY who died on April 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 3rd day of October, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 3rd day of October, 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.

DYANNE ROSE BATES
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 137814
152760 (4-23.4-30.5-7)

Brett E. Cohen
7910 Woodmont Avenue
Suite 1430
Bethesda, Maryland 20814-7047
301-652-8828

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SAMUEL AARON BOGASH

Notice is given that Elizabeth Bogash, whose address is 321 Lees Avenue, Collingswood, New Jersey 08108, was on August 11, 2025 appointed Personal Representative of the estate of SAMUEL AARON BOGASH, who died on September 9, 2024 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 11th day of February, 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 February, 2026.

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

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

ELIZABETH BOGASH
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 136129
152699 (4-16.4-23.4-30)

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LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CHERYL B GARNER

Notice is given that Kelly Graham, whose address is 7913 Fox Lair Ct, Clinton, MD 20735-3095, was on April 7, 2026 appointed Personal Representative of the estate of CHERYL B GARNER who died on January 24, 2025 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 7th day of October, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 7th day of October, 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.

KELLY GRAHAM
Personal Representative

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

Estate No. 140691
152672 (4-16.4-23.4-30)

LEGALS

LM File No.: 3955-00003

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

ORDER OF PUBLICATION

Steven Johnson, Plaintiff,
vs.

The testate and intestate successors of Mildred C. Richardson, deceased, and all persons claiming by, through, or under the decedent; Edward Richardson; The testate and intestate successors of Edward Richardson, believed to be deceased, and all persons claiming by, through, or under the decedent; Prince George's County, Maryland; and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as Lots 19.20.21 7,500.0000 Sq.Ft. Cedar Haven Blk 50 Assmt \$1,500 Lib 02892 Fl 646 and being identified on the Tax Roll as Parcel ID: 08-0841627, and which may be known as Vacant lot on Henry Garnett Ave., Aquasco, MD 20608, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, described as Lots 19.20.21 7,500.0000 Sq.Ft. Cedar Haven Blk 50 Assmt \$1,500 Lib 02892 Fl 646 and being identified on the Tax Roll as Parcel ID: 08-0841627, and which may be known as Vacant lot on Henry Garnett Ave., Aquasco, MD 20608,

Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-26-002144 (TAX SALE)

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

described as Lots 19.20.21 7,500.0000 Sq.Ft. Cedar Haven Blk 50 Assmt \$1,500 Lib 02892 Fl 646 and being identified on the Tax Roll as Parcel ID: 08-0841627, and which may be known as Vacant lot on Henry Garnett Ave., Aquasco, MD 20608.

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

It is thereupon this 13th day of April, 2026, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, the last insertion on or before the 8th day of May, 2026, warning all persons interested in the property to appear in this Court by the 8th day of June, 2026, and redeem their property and/or answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to the property, and vesting in the

plaintiff a title free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
152729 (4-23.4-30.5-7)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BARBARA J HOLT

Notice is given that Jacqueline Holt, whose address is 904 Pochontas Dr, Fort Washington, MD 20744-6927, and Carolyn Holt, whose address is 2983 Brinkley Rd Apt 201, Temple Hills, MD 20748-6011, were on April 3, 2026 appointed Co-Personal Representatives of the estate of BARBARA J HOLT who died on November 14, 2025 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the 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 3rd day of October, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 3rd day of October, 2026.

Any person having a claim against the decedent must present the claim to the undersigned co-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 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.

**JACQUILINE HOLT
CAROLYN HOLT**
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. 140059
152700 (4-16.4-23.4-30)

LEGALS

Olesya Sidorkina, Esq.
(Bar No. 2002110004)
2001 Mount Vernon Ave
Alexandria, VA 22301
202-743-1656

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CAROLE MAY CLANCY

Notice is given that Patrick Clancy, whose address is 602 Stribling Ct SW Leesburg, VA 20175, was on April 8, 2026 appointed Personal Representative of the estate of CAROLE MAY CLANCY who died on February 15, 2026 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 8th day of October, 2026.

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

PATRICK CLANCY
Personal Representative

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

Estate No. 141053
152761 (4-23.4-30.5-7)

LEGALS

**PRINCE GEORGE'S COUNTY
GOVERNMENT**

**Board of License
Commissioners**

(Liquor Control Board)

REGULAR SESSION

APRIL 28, 2026

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

DELIVERY PERMIT

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

TRANSFER OF LOCATION

t/a University Liquors, Harry F. Starner, President/Secretary/Treasurer, for a Class A, Beer, Wine and Liquor for the use of University Liquors, Inc., located at 7959 New Hampshire Avenue, Hyattsville, 20783. Transfer from Harry F. Starner, President/Secretary, for the use of University Liquors, Inc., t/a University Liquors, 7925 New Hampshire Avenue, Hyattsville, 20783.

t/a Queensbury Beer & Wine, Devin Scott Hinton, President, for a Class D(R), Beer and Wine for the use of 4118 Queensbury Rd, LLC, located at 4118 Queensbury Road, Hyattsville, 20781. Transfer from Woon Cho, President, Soon Cho, Vice President, Ayoola Amaefule, Vice President for the use of Metro Supermarket, Inc., t/a Metro Supermarket, Class D(R), Beer, 7734 Landover Road, Landover, 20785. Also requesting a Conversion from a Class D(R) Beer and Wine to a Class DW(R) Beer and Wine.

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

t/a Escape Bar and Grill/Event Center, Jose Alvaro Portillo, Owner, for a Class B(BLX) Beer, Wine and Liquor for the use of Aaron Bar Grill, LLC, located at 3287 Brinkley Road, Temple Hills, 20748.

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

t/a Homewood Suites, Alexander Williams III, Member/Authorized Person, for a Class B(BH) Beer, Wine and Liquor for the use of 9103 Beverages, LLC, located at 9103 Basil Court, Largo, 20774.

**NEW – CLASS D, BEER AND
WINE**

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

**NEW – CLASS B, BEER, WINE
AND LIQUOR**

t/a Taqueria El Tenampa, Francisco J. Machado Diaz, President/Secretary/Treasurer, for a Class B, Beer, Wine and Liquor for the use of Taqueria El Tenampa, Inc., located at 1810 East West Highway, Hyattsville, 20783.

t/a BuzzPoint Cafe, Fredrick Scarboro, Jr., Member/Authorized Person, for a Class B, Beer, Wine and Liquor for the use of BuzzPoint Holding, LLC., located at 7700 Harkins Road, Lanham, 20706.

t/a Hibachi Grill & Seafood Buffet, Rong Fan Yao, Member Manager, Zhi Gang Chen, Member Manager, Xue Chang Chen, Member Manager for a Class B, Beer, Wine and Liquor for the use of Hibachi Grill Buffet Takoma Park, LLC, located at 6867 New Hampshire Avenue, Takoma Park, 20912.

t/a Mix and Mingle Coffee Lounge on Main Street, Shannon Jordan, Owner, for a Class B, Beer, Wine and Liquor for the use of Mix and Mingle Coffee Lounge on Main Street, LLC, located at 14703 Main Street # 101, Upper Marlboro, 20772.

t/a African American Café, Cecil D. Boyd, CEO, Cecil D. Boyd, Jr., President, Chaquala D. Boyd, Vice President, for a Class B, Beer, Wine and Liquor for the use of African American Café, LLC, located at 4514 Rhode Island Avenue, North Brentwood, 20722.

t/a Milk & Honey, Ivelisse Contreras, Member/Authorized Person, for a Class B, Beer, Wine and Liquor for the use of Milk & Honey Woodmore, LLC, located at 9201 Woodmore Center, Suite 104, Lanham, 20706.

A virtual hearing will be held via Zoom at 10:00 a.m. on Tuesday, April 28, 2026. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at <http://bolc.mypgc.us>, or you may email BLC@co.pg.md.us to request the link. Letters of Support or Oppositions should be submitted to our office at least 5 days prior to the day of the hearing. Additional information may be obtained by contacting the Board's Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest:
Terence Sheppard
Director
April 10, 2026

152714 (4-16.4-23)

THIS IS A COURT ORDER. IF YOU DO NOT UNDERSTAND WHAT THE ORDER SAYS, BE SURE TO HAVE SOMEONE EXPLAIN IT TO YOU.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND SITTING AS A JUVENILE COURT

**In Re: GUARDIANSHIP OF:
SOLOMON L.**

Respondent

**Case No. C-16-JV-26-000147
CROSS-REFERENCE WITH:
C-16-JV-25-000671**

**NOTICE BY PUBLICATION
TO FATHER**

To: John Doe

Relationship: Father

You are hereby notified that a guardianship case has been filed in the Circuit Court for Prince George's County, Maryland, case number C-16-JV-26-000147. All persons who believe themselves to be the parents of a male child born on the 9th day of September 2025, at UM Capital Region Medical Center Hospital in Prince George's County Maryland in Largo, Maryland to April Luskey, natural mother, aged 35 years old at time of birth, shall file a written response. A copy of the Show Cause Order may be obtained from the Juvenile Clerk's Office at 14735 Main Street, Room D1033, Upper Marlboro, Maryland 20772, Telephone Number: 301-952-5087. If you do not file a written objection within 30 days after publication, you will have agreed to the permanent loss of your parental rights to this child.

**Stenise Rolle
Associate Judge
Seventh Judicial Circuit
For Prince George's County,
Maryland**

152733 (4-23)

LEGALS

**ORDER OF PUBLICATION
BY POSTING**

LOURDES GOMEZ

VS.

JOSE RAMOS ALEGRIA

**In the Circuit Court for Prince George's County, Maryland
Case Number: C-16-FM-25-006727**

ORDERED, ON THIS 14th day of April, 2026, by the Circuit Court for Prince George's County MD:

That the Defendant, **Jose Luis Ramos Alegria** is hereby notified that the Plaintiff, has filed a COMPLAINT FOR ABSOLUTE DIVORCE naming him/her as the defendant and seeking the Divorce on the Grounds of Six-Month Separation and stating that the Defendant's last known address is: 10211 Greenbelt Road Lanham MD 20706 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 14th day of May, 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, JOSE LUIS RAMOS ALEGRIA, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 13th day of June, 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
152726 (4-23.4-30.5-7)

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 (4-9.4-16.4-23)



LEGALS

**CITY OF BOWIE NOTICE
OF A PROPOSED
REAL PROPERTY TAX RATE INCREASE**

For the taxable year beginning July 1, 2026, the City Council of the City of Bowie, Maryland proposes to increase real property tax rates from \$0.40 per \$100 of assessment to \$0.60 per \$100 of assessment.

A public hearing on the proposed real property tax rate increase will be held at 7:00 p.m. on May 4, 2026 at Bowie City Hall, 15901 Fred Robinson Way, Bowie, MD 20716.

The hearing is open to the public, and public testimony is encouraged. Those wishing to submit testimony for the public hearing can email written testimony/comments to cityclerk@cityofbowie.org. Deadline for submitting written testimony/comments is 6:00 p.m., Monday, May 4, 2026. For more information, contact the City Clerk at 301-809-3029 or ahernandez@cityofbowie.org.

Residents may also view the meeting online at www.cityofbowie.org/viewmeetings or on Verizon channel 10 or Comcast channel 71 and 996.

Persons with questions regarding this hearing may call 301-809-3025 for further information.

Daniel J. Mears
Acting City Manager

152786 (4-23)

*Serving
Prince George's County Since 1932*

**PRINCE GEORGE'S COUNTY
GOVERNMENT**

**BOARD OF LICENSE
COMMISSIONERS**

**NOTICE OF
PUBLIC HEARING**

Applications for the following alcoholic beverage licenses will be accepted by the Board of License Commissioners for Prince George's County on April 23, 2026, will be heard on June 23, 2026. Those licenses are:

Class D, Beer and Wine – 17 DW 100, 17 DW 101, 17 DW 102

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

A virtual hearing will be held via Zoom on Wednesday, May 13, 2026, at 7:00 p.m. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at <http://bolc.mypgc.us> or you may email BLC@co.pg.md.us to request the link. The Board will consider the agenda as posted that day.

BOARD OF LICENSE COMMISSIONERS

Attest:
Terence Sheppard
Director
April 10, 2026

152715 (4-16.4-23)

LEGALS

JuVon Johnson
36234 Valley Dr.
Paw Paw, MI 49079
269-655-5709

NOTICE TO CREDITORS OF APPOINTMENT OF FOREIGN PERSONAL REPRESENTATIVE

NOTICE IS GIVEN that the Probate Court of Lake County, Michigan, appointed JuVon Johnson, whose address is 3

LEGALS

NOTICE OF INITIATION AND JOINT PUBLIC HEARING

THE PRINCE GEORGE'S COUNTY COUNCIL,
SITTING AS THE DISTRICT COUNCIL,
AND

THE PRINCE GEORGE'S COUNTY PLANNING BOARD OF
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING
COMMISSION

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

A Minor Amendment to the 2010 Approved Master Plan and Sectional Map Amendment for Subregion 1 (Planning Areas 60, 61, 62, and 64) and Proposed Sectional Map Amendment (CR-027-2026)

PUBLIC HEARING DATE/TIME: Monday, June 8, 2026, at 6:00 p.m.

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

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

PURPOSE OF PUBLIC HEARING: To give interested persons the opportunity to attend and provide public comment, either in support or opposition, concerning the proposed minor amendment to the 2010 *Approved Master Plan and Sectional Map Amendment for Subregion 1 (Planning Areas 60, 61, 62, and 64)* and its concurrent proposed Sectional Map Amendment (SMA).

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

Registration to speak in person should be completed by 3:00 p.m. on the day BEFORE the hearing. On-site registration is now available; however, **advance registration to testify is strongly encouraged.** Speakers will be given 3 minutes to speak. Written comments may be submitted through the close of business on **Tuesday, June 23, 2026**, when the record of public hearing testimony will close. Testimony and comments will not be accepted via social media or by telephone/voice mail message. These policies are in effect until further notice. Any future changes to them will be communicated on the County Council website, County Council social media channels, via Alert Prince George's, and will be shared with the press via a press release. During the joint public hearing, the District Council's rules of procedure will be followed. These rules can be found at: <https://pgccouncil.us/DocumentCenter/View/3890/District-Council-Rules-of-Procedure>.

On April 14, 2026, the Prince George's County Council, sitting as the District Council, approved Council Resolution CR-027-2026, directing The Maryland-National Capital Park and Planning Commission to prepare a minor master plan amendment and concurrent SMA for the Northwestern Area (60), Fairland-Beltsville & Vicinity (61), and South Laurel-Montpelier (62) Planning Areas. To view the Council Resolution (CR-027-2026) initiating the minor plan amendment and SMA, please visit the Legislative Branch website, <https://princegeorgescountymd.legistar.com/Legislation.aspx>

VIEW PROPOSED PLAN AND SMA: The proposed staff draft of the minor plan amendment (CR-027-2026) of the 2010 *Approved Master Plan and Sectional Map Amendment for Subregion 1 (Planning Areas 60, 61, 62, and 64)* and its concurrent and proposed SMA can be viewed online at <https://pgplan.org/subregion1>, or a physical copy is available for review on site at no cost at the following locations:

1. Laurel-Beltsville Senior Activity Center, 7120 Contee Rd, Laurel, MD 20707
2. Fairland Sports and Aquatic Center, 13820 Old Gunpowder Rd, Laurel, MD 20707
3. Parks and Recreation Administration Building, 6600 Kenilworth Avenue, Riverdale, MD 20737

The properties included in this minor plan amendment and SMA are limited to an area north of MD 212 (Powder Mill Road/Ammendale Road/Virginia Manor Road/Ritz Way), Pine Street, and Distribution Drive, east of Old Baltimore Pike/Cedarhurst Drive and the City of Laurel municipal boundary, south of MD 198 (Sandy Spring Road, and west of the County line.

IF YOUR PROPERTY IS LOCATED IN THE BOUNDARIES OF THE PROPOSED SECTIONAL MAP AMENDMENT IDENTIFIED ABOVE, APPROVAL OF THE SECTIONAL MAP AMENDMENT COULD RESULT IN THE REZONING OF YOUR PROPERTY, WHICH COULD THEN AFFECT YOUR PROPERTY VALUES AND PROPERTY TAXES.

Per 27-3503(b)(1)(C), until the close of the public hearing record for the initial Joint Public Hearing, any person may request that specific zones (except those prohibited in Section 27-3503(a)(4), Prohibited Rezonings Via Sectional Map Amendments) be considered for specific lands during the sectional map amendment process. Such requests shall be submitted to the Clerk of the Council by Tuesday June 23, 2026 as public hearing testimony and shall be accompanied by a statement describing how the proposed zoning change complies with the General Plan or the applicable Area Master Plan or Sector Plan.

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

If you intend to provide in-person testimony at the Joint Public Hearing on the minor plan amendment to the 2010 *Approved Master Plan and Sectional Map Amendment for Subregion 1 (Planning Areas 60, 61, 62, and 64)* and Proposed SMA and/or file a statement in the official record, **and your intent is to request or support an intensification of zoning**, you must complete and return an affidavit in accordance with the State Public Ethics Law, §§5-833 through 5-839, General Provisions Article, Annotated Code of Maryland. Your affidavit should be submitted to the Clerk of the Council 30 days prior to the Joint Public Hearing on the SMA, or **Friday, May 8, 2026**. Required affidavits should be submitted to the Clerk of the County Council in electronic format only, via the Council's eComment portal or by email to onlinesignup@co.pg.md.us, rather than by U.S. mail.

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

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

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

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

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

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

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

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

In accordance with the provisions of the State Public Ethics Law, above, **failure to file an affidavit before close of business on Friday, May 8, 2026, may delay or prohibit consideration of your testimony by the District Council.**

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

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

For additional information, contact the Subregion 1 Planning Team
M-NCPPC, Prince George's County Planning Department, Community Planning Division
1616 McCormick Drive
Largo, MD 20774

Elena.Perry@ppd.mncppc.org
301-952-3972

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

ATTEST:
Donna J. Brown
Clerk of the County Council

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

ATTEST:
Gavin Cohen
Secretary-Treasurer

152787 (4-23,4-30)

LEGALS

NOTICE OF INITIATION AND JOINT PUBLIC HEARING

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

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

A Minor Amendment to the 2013 Approved Subregion 5 Master Plan and Sectional Map Amendment and Proposed Sectional Map Amendment (CR-028-2026)

PUBLIC HEARING DATE/TIME: Tuesday, June 9, 2026, at 6:00 p.m.

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

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

PURPOSE OF PUBLIC HEARING: To give interested persons the opportunity to attend and provide public comment, either in support or opposition, concerning the proposed minor amendment to the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* and its concurrent proposed Sectional Map Amendment (SMA).

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

Registration to speak in person should be completed by 3:00 p.m. on the day BEFORE the hearing. On-site registration is now available; however, **advance registration to testify is strongly encouraged.** Speakers will be given 3 minutes to speak. Written comments may be submitted through the close of business on Wednesday, June 24, 2026, when the record of public hearing testimony will close. Testimony and comments will not be accepted via social media or by telephone/voice mail message. These policies are in effect until further notice. Any future changes to them will be communicated on the County Council website, County Council social media channels, via Alert Prince George's, and will be shared with the press via a press release. During the joint public hearing, the District Council's rules of procedure will be followed. These rules can be found at: <https://pgccouncil.us/DocumentCenter/View/3890/District-Council-Rules-of-Procedure>.

On April 14, 2026, the Prince George's County Council, sitting as the District Council, approved Council Resolution CR-028-2026, directing The Mary-

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land-National Capital Park and Planning Commission to prepare a minor master plan amendment and concurrent SMA for the Clinton & Vicinity (81A), Tippet & Vicinity (81B), Accokeek (83), Piscataway & Vicinity (84), and Brandywine & Vicinity (85A) Planning Areas. To view the Council Resolution (CR-028-2026) initiating the minor plan amendment and SMA, please visit the Legislative Branch website, <https://princegeorgescountymd.legistar.com/Legislation.aspx>

VIEW PROPOSED PLAN AND SMA: The proposed staff draft of the minor plan amendment (CR-028-2026) of the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* and its concurrent and proposed SMA can be viewed online at <https://pgplan.org/subregion5>, or a physical copy is available for review on site at no cost at the following locations:

1. Southern Area Aquatic and Recreation Complex, 13601 Missouri Avenue, Brandywine, MD 20613
2. Stephen Decatur Community Center, 8200 Pinewood Dr, Clinton, MD 20735
3. Parks and Recreation Administration Building, 6600 Kenilworth Ave, Riverdale, MD 20737

The original boundaries of the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* are the boundary of Charles County to the south and southwest, Piscataway Creek, Tinkers Creek, Old Fort Road, and Allentown Road to the west and north, Joint Base Andrews to the north, and the CSX rail line to the east. The properties included in this minor plan amendment and SMA focus on areas with concentrations of commercial, mixed-use, and potential agricultural tourism and innovation, housing diversity, medical innovation, and makerspaces and affect less than 50 percent of the land area in the Subregion 5 Master Plan area.

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

Per 27-3503(b)(1)(C) Until the close of the public hearing record for the initial Joint Public Hearing, any person may request that specific zones (except those prohibited in Section 27-3503(a)(4), Prohibited Rezonings Via Sectional Map Amendments) be considered for specific lands during the sectional map amendment process. Such requests shall be submitted to the Clerk of the Council by Wednesday June 24, 2026 as public hearing testimony and shall be accompanied by a statement describing how the proposed zoning change complies with the General Plan or the applicable Area Master Plan or Sector Plan.

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

If you intend to provide in-person testimony at the Joint Public Hearing on the minor plan amendment to the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* and Proposed SMA and/or file a statement in the official record, **and your intent is to request or support an intensification of zoning**, you must complete and return an affidavit in accordance with the State Public Ethics Law, §§5-833 through 5-839, General Provisions Article, Annotated Code of Maryland. Your affidavit should be submitted to the Clerk of the Council at least 30 days prior to the Joint Public Hearing on the SMA, or Friday, May 8 2026. Required affidavits should be submitted to the Clerk of the County Council in electronic format only, via the Council's eComment portal or by email to onlinesignup@co.pg.md.us, rather than by U.S. mail.

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

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

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

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

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

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

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

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

In accordance with the provisions of the State Public Ethics Law, above, **failure to file an affidavit before close of business on Friday, May 8, 2026, may delay or prohibit consideration of your testimony by the District Council.**

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

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

For additional information, contact the Subregion 5 Planning Team
M-NCPPC, Prince George's County Planning Department, Community Planning Division
1616 McCormick Drive
Largo, MD 20774

Korey.Arsenault@ppd.mncppc.org
301-952-4317

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

ATTEST:
Donna J. Brown
Clerk of the County Council

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

ATTEST:
Gavin Cohen
Secretary-Treasurer

152782 (4-23,4-30)

*Serving
Prince George's
County
Since 1932*

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

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

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

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

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

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 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 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 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 anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

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

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days

LEGALS

after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 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**TOWN OF COTTAGE CITY, MARYLAND
NOTICE OF MUNICIPAL ELECTION**

The Town of Cottage City will hold a General Election on:

MONDAY, MAY 4, 2026

Location: Town Hall, 3820 40th Ave., Cottage City, MD, 20722. The poll will be open from 2:00 p.m. to 8:00 p.m. The election will be for the purpose of electing Town Commissioners; from Ward 2, Ward 3, Ward 4 positions for a two-year term, expiring May 2028.

Certified Candidates are as follows: **Ward 2:** Joshua Durant & Renee Henderson, Sr. **Ward 3:** Wanda Wheatley **Ward 4:** Tom Campos

Questions regarding Town Election should be directed at Town Hall: 301-779-2161

152656 (4-16,4-23,4-30)

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

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/ an Annual Ownership Interest and has been allocated 1,000,000 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 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 11.88 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 Pur-

LEGALS

chaser'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**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)

*The
Prince George's
Post
Newspaper
Call
301-627-0900
Have
a
Very Safe
Weekend*

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

LEGALS

after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 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

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**12412 ROCHINO COURT
GLENN DALE, MD 20769**

By authority contained in a Deed of Trust dated February 13, 2007 and recorded in Liber 27699, Folio 161, modified by Loan Modification Agreement recorded on July 24, 2015, at Liber No. 37253, Folio 50, and further modified by Loan Modification Agreement recorded on July 11, 2017, at Liber No. 39787, Folio 140, and further modified by Loan Modification Agreement recorded on March 29, 2022, at Liber No. 47360, Folio 268, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$606,400.00, and an interest rate of 2.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

MAY 5, 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 \$58,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

Richard E. Solomon, et al.,
Substitute Trustees

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

152711 (4-16-4-23-4-30)

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

LEGALS

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)

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

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
FLORENCE HINKLE ANDERSON

Notice is given that John W Patillo Jr, whose address is 8409 Bittercress Ln, Brandywine, MD 20613-2064, was on April 13, 2026 appointed Personal Representative of the estate of FLORENCE HINKLE ANDERSON who died on February 13, 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 13th day of October, 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 October, 2026.

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

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

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

JOHN W PATILLO 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. 140896
152755 (4-23,4-30,5-7)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JUAN JOSE CHAVEZ

Notice is given that Dolores Romero, whose address is 2202 Chapman Rd, Hyattsville, MD 20783, was on April 13, 2026 appointed Personal Representative of the estate of JUAN JOSE CHAVEZ who died on October 23, 2025 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 13th day of October, 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 October, 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.

DOLORES ROMERO
Personal Representative

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

Estate No. 141128
152754 (4-23,4-30,5-7)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ONITA M TERRELL

Notice is given that Amber J Nolon, whose address is 7169 Cross St Apt 102, District Heights, MD 20747-4317, was on April 10, 2026 appointed Personal Representative of the estate of ONITA M TERRELL who died on March 17, 2026 with a will.

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

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

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 10th day of October, 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.

AMBER J NOLON
Personal Representative

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

Estate No. 140965
152756 (4-23,4-30,5-7)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARTHA A RICHARDSON HICKS

Notice is given that Seanell R Shelton, whose address is 7607 Allentown Farm Ct, Fort Washington, MD 20744-1168, was on April 10, 2026 appointed Personal Representative of the estate of MARTHA A RICHARDSON HICKS who died on August 1, 2025 with a will.

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

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

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 10th day of October, 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.

SEANELL R SHELTON
Personal Representative

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

Estate No. 139104
152757 (4-23,4-30,5-7)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
COLLINS LEE BAILEY

Notice is given that Makesia Smith, whose address is 2704 Kirk Ln, Bowie, MD 20715, was on April 8, 2026 appointed Personal Representative of the estate of COLLINS LEE BAILEY who died on March 6, 2026 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 8th day of October, 2026.

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

MAKESIA 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. 141012
152758 (4-23,4-30,5-7)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ISIAH CORBETT

Notice is given that Dorian Isiah Corbett, whose address is 7228 Bienville Ct, Springfield, VA 22152-3507, was on April 9, 2026 appointed Personal Representative of the estate of ISIAH CORBETT who died on March 5, 2026 with a will.

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

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

DORIAN ISIAH CORBETT
Personal Representative

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

Estate No. 141113
152762 (4-23,4-30,5-7)

LEGALS

CITATION BY PUBLICATION

IN THE INTEREST OF:

**AVIYANA SAFARI ROBINSON
MINOR CHILD(REN)**

**THE STATE OF TEXAS
In the 245th Judicial
District Court of
Harris County, Texas
CAUSE NO: 2025-44579**

THE STATE OF TEXAS
COUNTY OF HARRIS

TO THE SEERIFF 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 **AMENDED PETITION FOR TERMINATION AND ADOPTION**, a default judgment may be taken against you. The Petition of **TARA LATRESSE MC-DANIEL**, Petitioner, was filed in the 245th District Court of Harris County, Texas, on the 18TH day of AUGUST, 2025, Against Respondent, **AARON ROBINSON**, numbered, **2025-44579** and entitled "In the Interest of" **AVIYANA SAFARI ROBINSON** A child (or children).

The suit requests **AMENDED PETITION FOR TERMINATION AND ADOPTION**

The date and place of birth of the child (children) who is (are) subject of the suit

AVIYANA SAFARI ROBINSON
FEMALE; DOB: 3/11/2016; PLACE OF BIRTH: CHEVERLY, PRINCE GEORGE'S, and MARYLAND

"THE COURT HAS AUTHORITY IN THIS SUIT TO ENTER ANY JUDGMENT OR DECREE IN THE CHILD'S (CHILDREN'S) INTEREST WHICH WILL BE BINDING UPON YOU INCLUDING THE TERMINATION OF THE PARENT-CHILD RELATIONSHIP, THE DETERMINATION OF PATERNITY AND THE APPOINTMENT OF A CONSERVATOR WITH AUTHORITY TO CONSENT TO THE CHILD'S (CHILDREN'S) ADOPTION."

ISSUED AND GIVEN UNDER MY HAND AND SEAL OF SAID COURT AT HOUSTON TEXAS ON THIS THE 14TH Day of APRIL, 2026.

NEWSPAPER: PRINCE GEORGE POST
Issued at request of:
ANNE E KENNEDY
ADDRESS: 1227 HEIGHTS BOULEVARD
HOUSTON, TX 77008
BAR NO # 24038201

MARILYN BURGESS
DISTRICT CLERK
Harris County, Texas
201 Caroline, Houston, TX 77002
PO Box 4651 Houston TX 77210

BY Tunisia Davidson, Deputy
152781 (4-23,4-30,5-7,5-14)

LEGALS

Cedulie Laumann, Esq.
1028 Generals Hwy Ste 100
Crownsville, MD 21032
410-216-7000

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

NOTICE IS GIVEN that the Probate Court of Medina County, Ohio appointed Juliana Dedi, whose address is 382 Ellington Ct., Medina, OH 44256, as the Administrator of the Estate of CORNELIU ARISTIDE NICOLAE who died on March 27, 2025 domiciled in Medina County, Ohio.

The Maryland resident agent for service of process is Cedulie Laumann, Esq., whose address is 1028 Generals Hwy Ste 100, Crownsville, MD 21032.

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.

JULIANA DEDIU
Foreign Personal Representative

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

Estate No. 140865
152778 (4-23,4-30,5-7)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
JAMES A. FOX**
Estate No.: 138873

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Pauline D. Fox 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 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

152751 (4-23,4-30)

LEGALS



LEGAL NOTICE

Request for Proposals (RFP) – Community Development Block Grant (CDBG) Program, Project Year 51: Town of Landover Hills Roadway Improvements (70th Ave., 71st Ave. to Taylor St.; Shepherd St. to Parkwood St.)

The Town of Landover Hills, Maryland, is accepting sealed proposals from qualified paving contractors for the resurfacing and rehabilitation of 70th Ave., from 71st Ave. to Taylor Street and Shepherd Street to Parkwood Street. The selected contractor will be responsible for all necessary labor, materials, and equipment required to complete the project in accordance with industry standards and applicable regulations.

Scope of Work:

The selected contractor will be responsible for:

- * Milling and resurfacing of 70th Ave., from 71st Ave. to Taylor Street and Shepherd Street to Parkwood Street
- * Patching and repairing any sub-base failures as needed.
- * Adjusting and/or replacing manhole covers, storm drains, and utility access points as necessary.
- * Installing ADA-compliant curb ramps where required.
- * Restriping pavement markings, including crosswalks, centerlines, and traffic control symbols.
- * Ensuring proper drainage and road grading to prevent future water pooling and damage.
- * Properly managing traffic control during the construction period.
- * Site cleanup and disposal of debris.
- * Project must be completed by June 4, 2026.

Proposal Submission Requirements:

Interested contractors must submit proposals that include the following:

- * Company name, address, and contact information.
- * Relevant experience and list of similar projects completed in the past three years, including client references.
- * A brief description of the proposed work plan and timeline for completion.
- * Detailed cost estimate, including labor and materials.
- * Proof of appropriate state and local licensing and insurance coverage.

Proposal Deadline:

- * **Due Date:** May 12, 2026
- * **Time:** 4:00 PM (EST)
- * **Important:** Late submissions will not be accepted.

Submission Instructions:

Submit proposals by email or in person to:

- * **Town Hall:** 6904 Taylor Street, Landover Hills, MD 20784
- * **Email:** p.paredes@landoverhills.us
- * **Phone:** 301-773-6401

Contract Award:

Proposals will be evaluated on qualifications, cost-effectiveness, and adherence to the project deadline.

- * **Award Announcement Date:** May 17, 2026
- * The Town reserves the right to reject any or all proposals and waive informalities.

Questions & Clarifications:

- * Submit all questions via email to **p.paredes@landoverhills.us**
- * **Deadline for Questions:** May 14, 2026, by 12:00 PM
- * **Responses Issued By:** May 16, 2026

Additional Information:

- * Contractors may request a site visit before submitting a proposal.

152780 (4-23,4-30)

Redevelopment Authority Announces \$250,000 in Funding for its Commercial Property Improvement Program

The Redevelopment Authority announces the availability of funding to improve targeted shopping centers and retail space in Prince George's County. Targeted properties are those identified in the Blue Line Corridor and Suitland-Naylor Road Metro Sustainable Community areas as shopping centers/retail areas that should be improved due to stronger market potential and promising site conditions.

The Redevelopment Authority of Prince George's County Commercial Property Improvement Program (CPIP) was established to assist owners of shopping centers and main street retail space with exterior façade, place making, lighting and major building systems improvements that enhance retail competitiveness and viability.

The goal is to select applicants with the strongest market potential for investment. Commercial space occupied exclusively by places of worship or non-retail uses will not be funded. Shopping center owners who were the recipients of **2019, 2020, 2021, 2022, 2023 and 2024** CPIP funding are not eligible to apply for this year's funding.

The CPIP will provide a matching grant to targeted approved shopping centers and retail space for eligible improvements. If approved CPIP projects must begin within 90 days and completed within (180) days. CPIP funding will be disbursed on a reimbursable basis. Additional detail on program guidelines, requirements and eligible improvements are available on the Redevelopment Authority web site at: <https://www.princegeorgescountymd.gov/departments-offices/redevelopment-authority/grants/commercial-property-improvement-program>

There will be a Commercial Property Improvement Program virtual pre application webinar will be held on **Wednesday April 29, 2026** at 11:00 am. Interested participants should **RSVP** for the webinar by 5:00 PM on **Tuesday, April 28th** to receive the Zoom link and passcode to attend at CPIP@co.pg.md.us.

Applications for the CPIP **2025** must be received by **Wednesday May 20, 2026, 5:00pm**. Please deliver your application submission to, **Steve Donegan, Project Manager, Redevelopment Authority, 9200 Basil Court, Suite 504 Largo, MD 20774**. Email: smdonegan@co.pg.md.us. Incomplete submissions will not be accepted. Questions may be sent to Steve Donegan at CPIP@co.pg.md.us.

152728 (4-23)

PUBLIC NOTICE OF A RESPONSE ACTION PLAN AND PUBLIC INFORMATION MEETING 5115-5117 LAWRENCE PLACE

The property located at the physical address of 5115-5117 Lawrence Place, Hyattsville, Prince George's County, Maryland has been accepted into Maryland's Voluntary Cleanup Program. A proposed Response Action Plan (RAP) has been submitted to the Maryland Department of the Environment (MDE) for approval. Soil, groundwater, and soil vapor impacted by volatile organic compounds were identified within limited portions of the site. The impacted media will be addressed primarily through engineering controls, including an active soil vapor extraction (SVE) system beneath the building slab and a passive vapor mitigation system on exterior portions of the site. Land use controls, including a groundwater use restriction, will also be implemented.

This RAP is based upon future use of the property for commercial purposes.

Participant:	5115-5117 Lawrence Place LLC 4833 Rugby Avenue, Suite 600 Bethesda, Maryland 20814
Contact:	Stephen Dessel 410-859-4300
Eligible Property:	5115-5117 Lawrence Place Hyattsville, Maryland 20705
Public Information Meeting:	May 19, 2026 at 6:00 PM EST (Virtual)
	Join: https://tinyurl.com/2s592z3 Meeting ID: 222 088 542 666 14 Passcode: rv2dT28L Telephone Dial In: +1 434-338-7174, 446523086#

Any person wishing to request further information or make comments regarding the proposed RAP must do so in writing. Comments or requests should be submitted to the attention of the Voluntary Cleanup Program project manager, Joel Knauff, at the Maryland Department of the Environment, 1800 Washington Boulevard, Suite 625, Baltimore, MD 21230; telephone 410-537-3463.

All comments and requests must be received by the Department in writing no later than June 5, 2026.

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LOUISE V. DONALDSON

Notice is given that PNC Bank, N.A. By: Victoria L. Noll, VP, whose address is 1 E Pratt St. Floor 10W, Baltimore, MD 21202, and Bruce R. Chapper, whose address is 2901 Boston St., #315, Baltimore, MD 21224, were on April 10, 2026 appointed Co-Personal Representatives of the estate of LOUISE V. DONALDSON who died on January 14, 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 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 10th day of October, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 10th day of October, 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.

**PNC BANK N.A. BY: VICTORIA L. NOLL, VP
BRUCE R. CHAPPER**
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. 141120
152763 (4-23,4-30,5-7)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DEBORAH ELNORE PAYTON

Notice is given that Tamika Payton, whose address is 2338 Woodbark Ln, Suitland, MD 20746, was on April 13, 2026 appointed Personal Representative of the estate of DEBORAH ELNORE PAYTON, who died on October 27, 2025 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 13th day of October, 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 October, 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.

TAMIKA PAYTON
Personal Representative

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

Estate No. 140981
152766 (4-23,4-30,5-7)



LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARY POLLY DOUGLASS

Notice is given that Vaughan Green, whose address is 8920 Bridgett Ln, La Plata, MD 20646-5404, was on April 13, 2026 appointed Personal Representative of the estate of MARY POLLY DOUGLASS, who died on November 5, 2024 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 13th day of October, 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 October, 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.

VAUGHAN GREEN
Personal Representative

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

Estate No. 139294
152767 (4-23,4-30,5-7)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
YVONNE EVANS

Notice is given that Kimberly Lawson, whose address is 1526 Nicholas Rd, Waldorf, MD 20601-3310, was on April 9, 2026 appointed Personal Representative of the estate of YVONNE EVANS, who died on January 3, 2026 without a will.

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

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

KIMBERLY LAWSON
Personal Representative

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

Estate No. 141110
152768 (4-23,4-30,5-7)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JAMES ALBERT PAGE JR

Notice is given that Meredith Christina Page, whose address is 602 Churchill Rd Apt N, Bel Air, MD 21014-6407, was on April 9, 2026 appointed Personal Representative of the estate of JAMES ALBERT PAGE JR, who died on November 29, 2025 without a will.

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

MEREDITH CHRISTINA PAGE
Personal Representative

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

Estate No. 140479
152769 (4-23,4-30,5-7)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GLORIA JEAN FITZGERALD

Notice is given that Jerry J Fitzgerald, whose address is 11911 Autumnwood Ln, Fort Washington, MD 20744-6063, was on April 9, 2026 appointed Personal Representative of the estate of GLORIA JEAN FITZGERALD, who died on January 11, 2026 without a will.

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

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

JERRY J FITZGERALD
Personal Representative

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

Estate No. 140357
152770 (4-23,4-30,5-7)

LEGALS

**PRINCE GEORGE'S COUNTY GOVERNMENT
BOARD OF LICENSE COMMISSIONERS**

R.R. NO. 47 – APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE OR TRANSFER OF LICENSE:

Applications for new licenses, transfer of licenses, and transfer of location of licenses shall be made on standard forms provided at the Board office. Information requested on all such forms shall be typewritten or printed in ink to be legible.

All applications must be fully completed and filed on or before the filing date designated for the hearing. A schedule of filing dates, hearing dates, and availability of new licenses can be obtained at <http://bolc.mypgc.us> or by contacting the Board of License Commissioner's office.

Pursuant to Section 26-1407 applicants for an alcoholic beverage license shall provide proof of the applicant's legal status at the time of filing the application. In order to meet the requirement the Board will accept:

1. United States Passport or United States Passport Card or
2. Naturalization Certificate or
3. Permanent Resident Card (Green Card)

Or One Document from Column A and One from Column B

Column A

- Driver's License
- ID Card issued by federal, state or local government
- US Military Card
- Military dependent's ID Card

Column B

- Social Security Card
- Certificate of Birth Abroad
- Certificate of Birth issued by the Department of State
- Original or certified copy of birth certificate
- US Citizen ID Card
- Identification Card for Use of Resident

Alcoholic beverage licenses, transfer of licenses or transfer of location of licenses having approval from the Board shall be officially effectuated when applicants submit the following items:

- o Current Use and Occupancy Permit;
- o Bulk Sales Permit or Letter of Confirmation stating if no bulk is to be transferred;
- o Minutes of the Corporation;
- o Certified Articles of Incorporation or Organization;
- o Stock Certificates;
- o Operating Agreement for LLC;
- o Workmen's Compensation Certification;
- o Lease - Deed;
- o Trader's License (Class B-BW & BWL: Restaurants are exempt);
- o Verification that all Taxes have been paid to the State of Maryland Comptroller's Office and Prince George's County Office of Finance (Treasury Division);
- o Five-day notification to Board when the license is ready for issuance (New or transfer of location only);
- o Title 6 Commercial Code Affidavit (must be dated within 10 days of the actual issuance of the transfer (Section 3-302 Affidavit));
- o Proof of compliance with Alcohol Awareness Training;
- o Sales Tax Number;
- o Certified Public Accountant Certification of \$1,000,000 expenditure as defined in Section 26-1616 of the Alcohol Beverage Article
- o Fire Capacity Certificate
- o Environmental and Food Health Permit

152717 (4-16,4-23)

LEGALS

COUNTY COUNCIL HEARINGS

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

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

TUESDAY, APRIL 28, 2026

6:00 P.M.

and

MONDAY, MAY 4, 2026

6:00 P.M.

PRINCE GEORGE'S COUNTY PROPOSED FY 2027 OPERATING BUDGET, SIX YEAR CAPITAL PROGRAM (INCLUDING THE CAPITAL IMPROVEMENT BUDGET) AND THE PRINCE GEORGE'S COUNTY BOARD OF EDUCATION PORTION OF THE COUNTY FY 2027 OPERATING BUDGET, PROPOSED BUDGET OF THE REDEVELOPMENT AUTHORITY, REVENUE AUTHORITY OF PRINCE GEORGE'S COUNTY, AND THE CONSTANT YIELD TAX RATE

The County Council of Prince George's County, Maryland, hereby gives notice of its intent to hold two public hearings to consider the County's proposed operating budget; the six year capital program (including the capital improvement budget); the Prince George's County Board of Education portion of the County FY 2027 Operating Budget; the proposed current operating budgets of the Redevelopment Authority and Revenue Authority of Prince George's County; and the Constant Yield Tax Rate.

"A Budget in Brief", the 2027 Fiscal Year Proposed CIP Budget and the 2027 Fiscal Year Proposed Operating Budget are available for viewing at: www.princegeorgescountymd.gov/563/Management-Budget and <https://pgccouncil.us/454/Budget-Portal>

To register to speak or submit comments or written testimony please use the Council's eComment portal at: <https://pgccouncil.us/Speak>. For those unable to use the portal, comments/written correspondence may be emailed to: onlinesignup@co.pg.md.us or faxed to (301) 952-5178.

Written comments must be submitted by 3:00 p.m. on the day BEFORE the meeting. Testimony and comments will not be accepted via social media or by telephone/voice mail message. **Register to speak, in advance, by 3:00 p.m. on the day BEFORE the meeting.** Additionally, on-site registration for live testimony is now available; however, **advance registration to testify is strongly encouraged.**

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

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

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

ATTEST:
Donna J. Brown
Clerk of the Council

152722 (4-16-4-23)

LEGALS

REQUEST FOR PROPOSALS RFP 2026-03

**6700 RIVERDALE ROAD REDEVELOPMENT
(BEACON HEIGHTS / PURPLE LINE)
REQUEST FOR PROPOSALS (RFP) FOR MIXED-USE /
MIXED-INCOME REDEVELOPMENT
NO. 2026-03**

The Redevelopment Authority of Prince George's County (RDA) is hereby soliciting proposals from qualified development teams for the redevelopment of approximately six (6) acres located at 6700 Riverdale Road, Riverdale, Maryland, adjacent to the Purple Line Beacon Heights-East Pines Station.

The RFP with Supporting Documentation is available on the following website: <https://www.princegeorgescountymd.gov/departments-offices/redevelopment-authority/solicitations/invitation-bids>

Email questions to Patricia Omondi, Manager, Strategic Redevelopment and Special Projects, at: Paomondi@co.pg.md.us

Proposals must be received by the Redevelopment Authority no later than July 6, 2026, at 4:00 PM

152785 (4-23,4-30)

LEGALS

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

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

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

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

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

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

YEAR	MAKE	MODEL	VIN
2012	Nissan	Maxima	1N4AA5AP6CC851674
2024	Jiajue	JJ200T	LLPTGLHJ3R1060022
2024	Zhen	NitroSport	L5YTCKBR2R1114772
2023	Fengyuan	Roma	H0DTAEFN6PX050203
2015	Mercedes	Benz S-Class	WDDUG8CB6FA173569
2007	Ford	Focus	1FAHP34NX7W366535
2005	Acura	TL	19UUA65535A050173
2012	GMC	Acadia	1GKKVTE5CJ211950
2011	BMW	528i	WBAFR1E50BC742510
1980	Chevy	Corvette	1Z876A5440403
2003	Cadillac	Deville	1G6KD54Y43U103433
2006	Chevy	Impala	2G1WT58K169415677
2023	Hyundai	Santa Fe	5NMS4DAL8PH522589

152783 (4-23)

The Prince George's Post!

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Serving Prince George's County Since 1932*

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

911 SHADY GLEN DRIVE
CAPITOL HEIGHTS, MD 20743

By authority contained in a Deed of Trust dated March 21, 2009 and recorded in Liber 30510, Folio 28, modified by Loan Modification Agreement recorded on January 15, 2014, at Liber No. 35546, Folio 606, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$206,951.00, and an interest rate of 3.625%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

MAY 5, 2026 AT 11:30 AM

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

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

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

Richard E. Solomon, et al.,
Substitute Trustees

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

152712 (4-16,4-23,4-30)

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

3008 HENSON BRIDGE TERRACE
FORT WASHINGTON, MD 20744

By authority contained in a Deed of Trust dated March 25, 2016 and recorded in Liber 38096, Folio 489, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$145,502.00, 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

MAY 5, 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 \$13,000.00 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

152713 (4-16,4-23,4-30)

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 Declara-

LEGALS

tion) 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

PRINCE GEORGE'S COUNTY GOVERNMENT

BOARD OF LICENSE COMMISSIONERS

R.R. NO 7 – CONSUMPTION OF BOTTLED GOODS ON LICENSED PREMISES:

A holder of a Class B and Class C license (beer, wine & liquor) or his/her agents and employee(s) is permitted to sell, serve, or furnish alcoholic beverages by the glass and/or bottle for consumption on the licensed premises, if the alcoholic beverage is permitted by the establishment's alcoholic beverage license.

Bottle service can be provided to one or more patrons that are of legal drinking age; however, a patron may not open the bottle themselves. A server must open the bottle prior to serving to patrons and dispose of the cap or cork.

Any patron provided with bottle service may not remove the bottle from the table, bar or other seating area where served. No more than two (2) bottles may be served to any one table at any time. No patron may walk around carrying the bottle of alcoholic beverage at any time. A customer may not remove from the premises any contents of a bottle sold that remains unused. The contents of the bottle may not be mixed with that of any other bottle.

A licensee may not sell or serve an alcoholic beverage bottle to anyone one hour prior to closing.

A Licensee, employees, or agents of any licensed establishment in Prince George's County shall not use, permit the use of, or allow sparklers, fireworks, open flames, or any other flammable or incendiary devices in connection with bottle service or the presentation, delivery, or service of alcoholic beverages to patrons.

Any violation of this provision may subject the licensee to enforcement action by the Board of License Commissioners, including but not limited to fines, suspension, revocation or other disciplinary action as authorized by law.

152716 (4-16,4-23)

LEGALS

PRINCE GEORGE'S COUNTY GOVERNMENT

BOARD OF LICENSE COMMISSIONERS

R.R. NO. 68 – CLASS C (CLUB)

A. Commercial Class C, Club Licenses: Licenses are issued to Veteran, Fraternal, Golf and Country Club, Concession, Country Club, Yacht Club or Service organizations.

- Operates solely for the use of its own members and their guest(s) when accompanied by a member.
- Members and their guests meets in a clubhouse principally used for no other purpose.
- Nothing herein shall authorize the sale of alcoholic beverages by licensed clubs to non-members in violation of the Alcoholic Beverages Article of the Annotated Code of Maryland or authorize consumption on the licensed premises of the commercial licenses of any alcoholic beverages other than as authorized and permitted under the license and shall be applied for and utilized exclusively by and for the organization.
- The licensee of a fraternal club may permit persons who have leased a private room or other area of the licensed premises for a private social gathering to bring beer, wine and liquor onto the license premises, provided that it is consumed on the premises. Alcoholic beverages may not be sold at such a gathering nor can admission fees be charged or collected.
- A holder of a Class C beer, wine, and liquor license may sell beer, wine, and liquor from 6 a.m. to 2 a.m. the following day.
- The license holder may not sell beer, wine, or liquor at a bar or counter on Sunday, from 6 a.m. to 2 a.m. the following day, unless the Sunday is December 24 or December 31.
- All Class C licensed establishments are required to cease all entertainment activities no later than 12:00 a.m. Compliance with this rule is mandatory and subject to enforcement by the Board of License Commissioners.
- A Class C license permits entertainment under the direct supervision of the license holder; however, such entertainment must conclude no later than 12:00 a.m.

152718 (4-16,4-23)

LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, APRIL 28, 2026

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

12:30 P.M.

Notice is hereby given that on Tuesday, April 28, 2026, the County Council of Prince George's County, Maryland, will hold the following public hearings:

COUNCIL BILLS:

CB-004-2026 (DR-2) AN EMERGENCY ACT CONCERNING THE ISSUANCE AND SALE OF GENERAL OBLIGATION BONDS AND GENERAL OBLIGATION STORMWATER MANAGEMENT BONDS for the purpose of authorizing and empowering Prince George's County, Maryland to issue and sell an amount not to exceed seven hundred fifty-one million three hundred seventy-one thousand dollars (\$751,371,000) in aggregate principal amount of general obligation bonds and one hundred fifty-two million four hundred fifty-two thousand dollars (\$152,452,000) in aggregate principal amount of general obligation stormwater management bonds for the purpose of providing funds for financing in whole or in part costs of the planning, acquisition, construction, reconstruction, establishment, extension, enlargement, demolition, or improvement of certain capital projects and stormwater projects, respectively, set forth in the capital budget of the County for the fiscal year ending June 30, 2026; describing the projects or usable parts to be financed in whole or in part from the proceeds of the bonds hereby authorized and the estimated costs thereof and the probable useful lives thereof; prescribing or providing for the procedures for the issuance and sale of such bonds at private (negotiated) sale or public sale; declaring the County's official intent to reimburse itself for certain expenditures paid before the issuance of the bonds authorized hereby in accordance with applicable Income Tax Regulations; authorizing the consolidation of such bonds with other bonds for purposes of such sale; showing compliance with the power of the County to incur indebtedness; directing the application of the proceeds of such bonds and the proceeds of bonds previously issued by an act of the County; pledging the full faith and credit and taxing power of the County to the payment of such bonds and providing for the levy and collection of taxes necessary for the payment of the principal of and interest on such bonds when due; authorizing the pledge of Clean Water Act Fees to the payment of the principal of and interest on such general obligation stormwater management bonds related to clean water projects when due; authorizing and empowering the County to issue and sell an amount not to exceed nine hundred three million eight hundred twenty-three thousand dollars (\$903,823,000) in aggregate principal amount of bond anticipation notes and covenanting to issue bonds in anticipation of which such notes are issued; pledging the full faith and credit and taxing power of the County to the payment of such bond anticipation notes and providing for the levy and collection of taxes necessary for the payment of the principal of and interest on such bond anticipation notes when due and authorizing the pledge of Clean Water Act Fees to the payment of the principal of and interest on such bond anticipation notes related to clean water projects when due; directing the application of the proceeds of such bond anticipation notes; directing the application of the proceeds of such bonds; providing for the issuance of such bond anticipation notes in the form of commercial paper or revolving loan notes; providing for the issuance of such bond anticipation notes and the bonds in the form of variable rate demand obligations; authorizing certain determinations to be made in connection with the sale of any such bond anticipation notes; authorizing the consolidation of such bond anticipation notes with other notes for purposes of such sale; authorizing and empowering the County to issue, sell and deliver general obligation refunding bonds and general obligation stormwater management refunding bonds for the purpose of refunding all or a part of the bonds authorized hereby or in prior Acts of the County in an aggregate principal amount not to exceed 150% of the outstanding principal amount of the bonds to be refunded thereby, the proceeds of such refunding bonds to be used for the public purpose of providing funds sufficient to pay principal of, redemption premium, if any, and interest on such refunded bonds at the respective maturity, redemption, and interest payment dates of such refunded bonds and related issuance costs; prescribing or providing for the procedure for the issuance and sale of such refunding bonds; empowering the County Executive to determine the time and method for the sale of such refunding bonds and other details with respect to the sale of such refunding bonds; pledging the full faith and credit of the County to the payment of the principal of, redemption premium, if any, and the interest on such refunding bonds when due; and providing for the levy and collection of taxes necessary for the payment of the principal of, redemption premium, if any, and interest on such refunding bonds when due, showing compliance with the limitations on the power of the County to incur indebtedness; authorizing the pledge of Clean Water Act Fees to the payment of the principal of and interest on such refunding bonds related to clean water projects when due; covenanting or providing for the making of certain covenants on matters relating to the tax-exempt status of interest on such bonds, bond anticipation notes and refunding bonds, as applicable; providing for compliance with Securities and Exchange Commission Rule 15c2-12; providing for the authorization of and entry into interest rate exchange agreements or contracts in connection with or incidental to any of the obligations authorized by this Act; authorizing the County Executive to delegate to appropriate officials the power to make certain determinations and sign certain documents, certificates or agreements authorized to be made or signed by the County Executive herein; and otherwise generally determining or providing for the determination of certain matters in connection with the issuance, sale and delivery of the general obligation and stormwater management bonds, bond anticipation notes and refunding bonds authorized by this Act.

A public emergency exists affecting the public health, safety, and welfare; said emergency being the County's immediate need to take advantage of market conditions surrounding interest rates in calendar year 2026 in order to achieve savings in the cost of debt service.

CB-012-2026 (DR-2) AN ACT CONCERNING MOTOR VEHICLE TAKEOVERS AND UNLAWFUL SPEED CONTESTS for the purpose of prohibiting unlawful speed contests, exhibition driving, stunt driving or race contests consistent with State law; establishing the offense of organizing or participating in a motor vehicle takeover event; prohibiting attending a motor vehicle takeover event; providing definitions; establishing penalties; and generally relating to public safety and unlawful vehicle exhibitions within Prince George's County.

To register to speak or submit comments or written testimony please use the Council's eComment portal at: <https://pgccouncil.us/Speak>. For those unable to use the portal, comments/written correspondence may be emailed to: online@pgccouncil.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.**

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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

152721 (4-16-4-23)

The Prince George's Post

Serving Prince George's County

301.627.0900

LEGALS

ORDER OF PUBLICATION

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

vs.

John D. Smith
4805 Wild Horse Court
Upper Marlboro, Maryland 20772

AND

The Estate of John D. Smith
4805 Wild Horse Court
Upper Marlboro, Maryland 20772

AND

BMT Group, LLC
5740 General Washington Dr.
Alexandria, Virginia 22312

AND

The Ridings at Upper Marlboro
Homeowners Association, Inc.
Serve: Marc Greenberg
Tidewater Property Management, Inc.
3600 Crondall Lane, Suite 100
Owings Mills, Maryland 21117

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: 15-3562956
known as: 4805 Wild Horse Ct
Address of 4805 Wild Horse Court,
Upper Marlboro, Maryland 20772
Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND CIVIL DIVISION
CASE NO.: C-16-CV-26-001875

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 31st 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
152598 (4-9,4-16,4-23)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF DONALD JULIUS WHITE

Notice is given that Nigel Julian Donald White, whose address is 603 Spectator Ave, Hyattsville, MD 20785-4550, was on March 30, 2026 appointed Personal Representative of the estate of DONALD JULIUS WHITE, who died on March 24, 2026 without a will.

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

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

NIGEL JULIAN DONALD WHITE
Personal Representative

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

Estate No. 140964
152696 (4-16,4-23,4-30)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ARLENE MERCEDES JARVIS

Notice is given that Stephen Daniel Jarvis, whose address is 11426 Laurelwalk Dr, Laurel, MD 20708-3009, was on March 26, 2026 appointed Personal Representative of the estate of ARLENE MERCEDES JARVIS, who died on June 15, 2022 without a will.

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

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

STEPHEN DANIEL JARVIS
Personal Representative

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

Estate No. 140721
152698 (4-16,4-23,4-30)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF FRANCISCA VEGA

Notice is given that Fatima Lizzette Diaz-Vega, whose address is 521 Birchleaf Ave, Capitol Heights, MD 20743-6020, was on March 26, 2026 appointed Personal Representative of the estate of FRANCISCA VEGA, who died on February 15, 2026 without a will.

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

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

FATIMA LIZZETTE DIAZ-VEGA
Personal Representative

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

Estate No. 140827
152697 (4-16,4-23,4-30)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JOYCINE E LOMAX

Notice is given that Andrea Lomax, whose address is 6024 Red Wolf Pl, Waldorf, MD 20603-4402, was on March 31, 2026 appointed Personal Representative of the estate of JOYCINE E LOMAX who died on January 2, 2026 with a will.

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

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

ANDREA LOMAX
Personal Representative

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

Estate No. 140516
152624 (4-9,4-16,4-23)

LEGALS

Brian Gormley
Law Office of Brian Gormley, LLC
10605 Concord St #420
Kensington, MD 20895
240-205-7218

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF PATRICIA V CHAIRES AKA: PATRICIA VERONICA CHAIRES

Notice is given that Malcolm Chaires, whose address is 11628 Tuscany Drive, Laurel, Maryland 20708, was on September 17, 2025 appointed Personal Representative of the estate of PATRICIA V CHAIRES AKA: PATRICIA VERONICA CHAIRES, 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 persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 17th day of March, 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.

MALCOLM CHAIRES
Personal Representative

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

Estate No. 138658
152629 (4-9,4-16,4-23)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JOHN HENRY SMITH

Notice is given that Lionel Ramon Gray, whose address is 2370 Vermont Ave, Hyattsville, MD 20785-3360, was on March 26, 2026 appointed Personal Representative of the estate of JOHN HENRY SMITH who died on March 2, 2026 with a will.

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

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

LIONEL RAMON 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. 140931
152626 (4-9,4-16,4-23)

LEGALS

Micah Salb Esq
7979 Old Georgetown Rd Ste 1100
Bethesda, MD 20814-2537
301-656-6905

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF STEVEN JEFFREY BRANCH

Notice is given that Wade Kness, whose address is 11128 Emack Rd, Beltsville, MD 20705-2806, was on March 24, 2026 appointed Personal Representative of the estate of STEVEN JEFFREY BRANCH who died on February 4, 2025 with a will.

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

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

WADE KNESS
Personal Representative

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

Estate No. 136693
152627 (4-9,4-16,4-23)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF OPHELIA MALLOY

Notice is given that Joanne Malloy, whose address is 12604 Kingsview St, Bowie, MD 20721-2029, was on March 30, 2026 appointed Personal Representative of the estate of OPHELIA MALLOY, who died on January 15, 2026 without a will.

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

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

JOANNE MALLOY
Personal Representative

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

Estate No. 140642
152631 (4-9,4-16,4-23)

LEGALS

Anjanette K. Tinney-Young
4204 New Hampshire Avenue, N.W.
Washington, D.C. 20011
301-586-8888

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MIRIAM CARTER DOUGLAS AKA: MIRIAM C. DOUGLAS

Notice is given that Karin A. Sellers, whose address is 437 Jefferson Street, N.W., Washington, D.C. 20011, was on March 30, 2026 appointed Personal Representative of the estate of MIRIAM CARTER DOUGLAS AKA: MIRIAM C. DOUGLAS who died on February 28, 2025 with a will.

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

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

KARIN A. SELLERS
Personal Representative

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

Estate No. 140057
152625 (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 ELLA SIMMONS

Notice is given that Robert Brown, whose address is 2506 Taylor Ave, Parkville, MD 21234, was on April 1, 2026 appointed Personal Representative of the estate of ELLA SIMMONS, who died on June 2, 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 1st day of October, 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.

ROBERT BROWN
Personal Representative

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

Estate No. 134426
152691 (4-16,4-23,4-30)

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