

The Prince George's Post

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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 Bittercross 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)



ORDINANCE: O-3-2026

PUBLIC HEARING NOTICE

On Monday, May 18, 2025, at 7:00 PM, at the Landover Hills Town Hall, located at 6904 Taylor Street, Landover Hills, MD 20784, the Landover Hills Town Council shall hold a public hearing to allow public comment on Ordinance No. O-3-2026, An Ordinance of the Mayor and Town Council of the Town of Landover Hills, Maryland, to Adopt a Budget for the Fiscal Year 2027 and to Establish Real Property and Personal Property Tax Rates for the Town of Landover Hills for Fiscal Year 2027. The Town's real property tax rate for residential property is proposed to remain the same at \$0.52 per \$100 of assessed valuation. The real property tax rate for commercial property is proposed to increase to \$0.79 per \$100 of assessed valuation. The Refuse Collection fee is proposed to remain at \$350 per year. Also, the personal property tax rate of \$1.25 per \$100 of assessed valuation is proposed to remain the same.

Projected Revenues

Taxes	\$1,944,594	Enforcement Fees	\$345,250
Permits / Licenses	\$32,500	Miscellaneous Revenues	\$236,044
Police Grants	\$86,000	Trash User Fee	\$177,100
Transfer from Investments	\$569,976		
Grants	\$327,958	Total Projected Revenue:	\$3,719,422

Projected Expenditures

Mayor and Council	\$50,900	Public Associations	\$4,340
Administration	\$613,100	Police Department	\$1,400,485
Annexation	\$0	Public Works	\$744,395
Professional Services	\$61,630	Elections	\$900
General Office	\$65,342	General Govt. Insurance	\$14,900
Municipal Building	\$75,710	Trash Collection	\$211,100
Community Promotions	\$76,620		
Misc. Grants	\$400,000	Total Projected Expenditures:	\$3,719,422

This Ordinance, if adopted, shall become effective July 1, 2026, for the Fiscal Year 2027 (July 1, 2026 – June 30, 2027).

152827 (4-30,5-7)

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:	rv2d128L
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.

152784 (4-23,4-30)

LEGALS

ORDER OF PUBLICATION

LESLIE C. WILLIAMS
4202 Kaywood Drive, Apt 3
Mount Rainer, MD 20712
Plaintiff,

MARIE M. ROGERS (DECEASED)
A.K.A. MARIE ROGERS
LAST KNOWN ADDRESS
7 DECATUR AVENUE
ANNAPOLIS, MD 21403

AND
THE TESTATE AND INTESTATE SUC-
CESSORS OF MARIE M. ROGERS (DE-
CEASED)
A.K.A. MARIE ROGERS,
BELIEVED TO BE DECEASED, AND
ALL PERSONS CLAIMING BY,
THROUGH, OR UNDER THE INDI-
VIDUAL BELIEVED TO BE DECEASED

AND
PHILLIPS C. ROGERS (DECEASED)
A.K.A. PHILLIPS C. ROGERS
LAST KNOWN ADDRESS
7 DECATUR AVENUE
ANNAPOLIS, MD 21403

AND
THE TESTATE AND INTESTATE SUC-
CESSORS OF PHILLIPS C. ROGERS
A.K.A. PHILLIPS C. ROGERS,
BELIEVED TO BE DECEASED, AND
ALL PERSONS CLAIMING BY,
THROUGH, OR UNDER THE INDI-
VIDUAL BELIEVED TO BE DECEASED

AND
JAMES W. ROGERS, JR (DECEASED)
A.K.A. JAMES ROGERS, JR
LAST KNOWN ADDRESS
3855 WAYSON ROAD
BALTIMORE, MD 21213

AND
THE TESTATE AND INTESTATE SUC-
CESSORS OF JAMES W. ROGERS, JR,
A.K.A. JAMES ROGERS, JR, BELIEVED
TO BE DECEASED, AND ALL PER-
SONS CLAIMING BY, THROUGH, OR
UNDER THE INDIVIDUAL BELIEVED
TO BE DECEASED

PRINCE GEORGE’S COUNTY,
Serve on:
Anthony D. Jones
County Attorney
Prince George’s County
Office of Law
1301 McCormick Drive, Ste 4100
Largo, MD 20774

AND
All persons that have or claim to
have any interest in the property
and premises situate, lying and
being in Prince George’s County de-
scribed on the Tax Rolls of Prince
George’s County and Collector of
Taxes for the State of Maryland
known as:

Tax Account No.: 02-0154773
OUTLOT B

**IN THE CIRCUIT COURT OF
MARYLAND FOR
PRINCE GEORGE’S COUNTY
CASE NO. C-16-CV-26-00269**

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty sold by the Collector of Taxes
for Prince George’s County, Mary-
land to the Plaintiff:

Tax Account No.: 02-0154773
Commonly known as: Outlot B,
Chesapeake Street, Hyattsville,
Maryland 20781

More particularly described as: Out-
lot B in Block D, Rogers Heights
subdivision, as recorded in Plat
Book WW16, Plat No. 6 among the
Land Records of Prince George’s
County, Maryland.

Also known a: Lot 4, Block 15, De-
catur Street, Rogers Heights, Prince
George’s County, Maryland 20781.

The Complaint states, among
other things, that the amount neces-
sary for redemption has not been
paid, although more than six (6)
months from the date of the tax sale
has expired.

IT IS THEREUPON, this 20th day
of April, 2026, by the Circuit Court
for Prince George’s County, Mary-
land, **ORDERED**:

That notice be given by the inser-
tion of a copy of this Order in a
newspaper of general circulation in
Prince George’s County, Maryland,
once a week for three (3) successive
weeks, warning all persons inter-
ested in the property to appear in
this Court by the 23rd day of June,
2026, and redeem the property and
answer the Complaint, or thereafter
a final judgment will be entered
foreclosing all rights of redemption
in the property and vesting title in
the Plaintiff, free and clear of all en-
cumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George’s County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
152795 (4-30,5-7,5-14)

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

**PRINCE GEORGE’S COUNTY
GOVERNMENT**

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

REGULAR SESSION
MAY 13, 2026

- 1. t/a Hangar Club, Sarojben M. Patel, Member/Manager, Class BL+, Beer, Wine and Liquor, Poonam, LLC., 6410 Old Branch Avenue, Camp Springs, 20748. Request for a Delivery Permit. - Represented by Robert Kim, Esquire.
- 2. t/a T.G.I Friday’s (District Heights), Daniel J. Halpern, Managing Member, Valerie R. Jackson, Member, Brooke J. Edmond, Member, Atlanta Restaurant Partners, LLC, 5740 Silver Hill Road, District Heights, 20747. Request for a Special Entertainment Permit.
- 3. t/a T.G.I Friday’s (Greenbelt), Daniel J. Halpern, Authorized Person, Valerie R. Jackson, Member, Brooke J. Edmond, Member, Atlanta Restaurant Partners, LLC, 6460 Capitol Drive, Greenbelt, 20770. Request for a Special Entertainment Permit.
- 4. t/a T.G.I Friday’s (Capitol Centre), Daniel J. Halpern, Managing Member, Valerie R. Jackson, Member, Brooke J. Edmond, Member, Atlanta Restaurant Partners, LLC, 1101 Shoppers Way, Upper Marlboro, 20774. Request for a Special Entertainment Permit.

- 5. De Yue Chen, President, t/a House of Lee Restaurant, located at 6401 Maxwell Drive, Camp Springs, MD, 20746. For an alleged violation of R.R.1, Sale to a Minor. On or about January 22, 2026, at 12:35 pm, an underage operative was served 1 25 oz can of Rita’s Mang-o Ritats. The seller asked for ID but did not verify that the operative was not 21 years of age.
- 6. Samuel Umazor, President, t/a Leslys Grill, located at 6211 Baltimore Avenue, Riverdale, MD 20712. For an alleged violation of R.R. No. 75 of the Rules and Regulations for Prince George’s County-Entertainment Permits: A. No license holder, his or her agents or employees shall have entertainment without an Entertainment Permit on the licensed premises and R.R. No. 9-Consumption or sale during prohibited hours: B. No alcoholic beverages shall be served, dispensed, consumed, furnished, given away, or possessed by the licensee, his/her agent, or by an employee of the establishment, or any patron during hours not authorized by law.
- 7. Ramon Hernande, Member/ Authorized Person, Olivia Roundtree, Member/Authorized Person, t/a Riderwood Village, located at 3140 Gracefield Road, Beltsville, 20904. For an alleged violation of R.R. No. 11 of the Rules and Regulations for Prince George’s County: Purchase by Authorized Retailer: No license holder shall purchase any alcoholic beverage except from duly licensed manufacture or wholesaler. No license holder shall sell to another license holder any alcoholic beverages except to the holder of Special Class C, (Club) per diem license as defined in the Alcoholic Beverages Article of the Annotated Code of Maryland.

- 8. William A. Larney, Jr., President, t/a Looney’s Pub at College Park, located at 8150 Baltimore Avenue, College Park, 20740. For an alleged violation of R.R. No.1 of the Rules and Regulations for Prince George’s County: Sale to Minor: A licensee or any of his/her employees or agents may not sell, serve or furnish or allow the consumption or possession of any alcoholic beverages at any time to any person under the age of 21.
- 9. Mark Srour, President/Secretary/Treasurer, t/a Cornerstone Grill and Loft, located at 7325 Baltimore Avenue, College Park, 20740. For an alleged violation of R.R. No.1 of the Rules and Regulations for Prince George’s County: Sale to Minor: A licensee or any of his/her employees or agents may not sell, serve or furnish or allow the consumption or possession of any alcoholic beverages at any time to any person under the age of 21.

A virtual hearing will be held via Zoom at 7:00 p.m. on Wednesday, May 13, 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 ELC@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 23, 2026

152831 (4-30,5-7)

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

LEGALS

LM File No.: 1751-00214
LEWIS MCDANIELS, LLC
41 N Market St.
Frederick, Maryland 21701

ORDER OF PUBLICATION

Lands Venture Capital, LLC,
Plaintiff,
vs.

Michelle Simon, Esq., Personal Representative of the Estate of Tommie T. Broadwater, Jr.; Prince George’s County, Maryland; any and all unknown owners of the property and premises situate in Prince George’s County, Maryland, described as 9,862.0000 Sq.Ft. Highland Park Lot 4 Blk 19 Assmt \$53,767 Lib 03917 Fl 473 and being identified on the Tax Roll as Parcel ID: 18-1995224, and which may be known as Vacant lot on Elsa Ave., Hyattsville, MD 20785, the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest; and any and all persons that have or claim to have any interest in the property and premises situate in Prince George’s County, Maryland, described as 9,862.0000 Sq.Ft. Highland Park Lot 4 Blk 19 Assmt \$53,767 Lib 03917 Fl 473 and being identified on the Tax Roll as Parcel ID: 18-1995224, and which may be known as Vacant lot on Elsa Ave., Hyattsville, MD 20785, Defendants.

**In the Circuit Court for
Prince George’s County, Maryland
Case No. C-16-CV-26-002335
(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 9,862,000 Sq.Ft. Highland Park Lot 4 Blk 19 Assmt \$53,767 Lib 03917 Fl 473 and being identified on the Tax Roll as Parcel ID: 18-1995224, and which may be known as Vacant lot on Elsa Ave., Hyattsville, MD 20785.

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

It is thereupon this 20th 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 20th day of May, 2026, warning all persons interested in the property to appear in this Court by the 22nd 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

152794 (4-30,5-7,5-14)



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 Pro-
bate Court of Lake County, Michi-
gan, appointed JuVon Johnson,
whose address is 36234 Valley Dr.,
Paw Paw, MI 49079 as the Personal
Representative of the Estate of
Linda Hutton who died on August
23, 2025 domiciled in the Michigan.
The Maryland resident agent for
service of process is Travell Eiland
whose address is 10243 Prince Pl,
Upper Marlboro, MD 20774.

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 de-
livers to the creditor 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.
JUVON JOHNSON
Foreign Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773
Estate No. 140941
152703 (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 em-
ploy an attorney. If You or your at-
torney do not file a written answer
with the Clerk who issued this cita-
tion by 10:00 a.m. on the Monday
next following the expiration of 20
days after you were served this cita-
tion 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 Respond-
ent, **AARON ROBINSON**, num-
bered, **2025-05043** and entitled “ In
the Interest of” **AVIYANA ROBIN-
SON**

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) INTER-
EST WHICH WILL BE BINDING
UPON YOU INCLUDING THE
TERMINATION OF THE PARENT-
CHILD RELATIONSHIP, THE DE-
TERMINATION OF PATERNITY
AND THE APPOINTMENT OF A
CONSERVATOR WITH AUTHOR-
ITY TO CONSENT TO THE
CHILD’S (CHILDREN’S) ADOP-
TION.”
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 **KA AJA AMERSON**, Deputy
152578 (4-9,4-16,4-23,4-30)

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

In The Estate Of:
ARTIEMESIE C. WRIGHT
Estate No.: 140394

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the
above estate:
You are hereby notified that a pe-
tition has been filed by Henry P.
Davis, III for judicial probate the
copy of the will dated 01/15/2016
and for the appointment of a per-
sonal representative.
A hearing will be held at 14735
Main Street, Room D4010, Upper
Marlboro, MD on **July 7, 2026 at
10:30 A.M.**
This hearing may be transferred or
postponed to a subsequent time.
Further information may be ob-
tained 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

152752 (4-23,4-30)

NOTICE

CRISTIAN RODRIGUEZ
Plaintiff,
v.
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 re-
ported 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 succes-
sive 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

NOTICE

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

v.
Ngozi Onyewu
9901 Cranapple Court
Springdale, MD 20774
Defendant

**In the Circuit Court for Prince
George’s County, Maryland
Case No. C-16-CV-26-000207**

Notice is hereby given this 22nd
day of April, 2026, by the Circuit
Court for Prince George’s County,
that the sale of the property men-
tioned in these proceedings, made
and reported, will be ratified and
confirmed, unless cause to the con-
trary thereof be shown on or before
the 22nd 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 be-
fore the 22nd day of May, 2026.

The Report of Sale states the
amount of the foreclosure sale price
to be \$377,053.07. The property sold
herein is known as 9901 Cranapple
Court, Springdale, MD 20774.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George’s County, MD
True Copy—Test:
Mahasin El Amin, Clerk
152829 (4-30,5-7,5-14)

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

**IN THE CIRCUIT COURT FOR
PRINCE GEORGE’S COUNTY,
MARYLAND**
CIVIL NO. C-16-CV-26-000029

ORDERED, this 24th day of April,
2026 by the Circuit Court of
PRINCE GEORGE’S COUNTY,
Maryland, that the sale of the prop-
erty at 1825 Dutch Village Drive,
Hyattsville, Maryland 20785 men-
tioned in these proceedings, made
and reported by Laura H.G. O’Sul-
livan, et al., Substitute Trustees, be
ratified and confirmed, unless cause
to the contrary thereof be shown on
or before the 25th day of May, 2026
next, provided a copy of this notice
be inserted in some newspaper pub-
lished in said County once in each
of three successive weeks before the
25th day of May, 2026, next.
The report states the amount of
sale to be \$145,000.00.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George’s County, MD
True Copy—Test:
Mahasin El Amin, Clerk
152836 (4-30,5-7,5-14)

LEGALS

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

**NOTICE TO CREDITORS
OF A SETTLOR OF
A REVOCABLE TRUST**

To all persons interested in the Trust
of Irma S. Sheon dated October 11,
1989, as amended from time to time:
This is to give notice that Irma S.
Sheon died on April 7, 2026. Before
the decedent’s death, the decedent
created a revocable trust for which
Sarah Gerecke of 241 W 259th Street,
Bronx, NY 10471, Amy Sheon of
1805 Rockville Pike, #1405,
Rockville, MD 20852, and David
Sheon of 2610 E Aloha St., Seattle,
WA 98112, are the current Trustees.

To have a claim satisfied from the
property of this trust, a person who
has a claim against the decedent
must present the claim on or before
the date that is six months after the
date of the first publication of this
notice to the undersigned Trustees.
The claim must include the following in-
formation: a verified written state-
ment of the claim indicating its
basis; the name and address of the
claimant; if the claim is not yet due,
the date on which it will become
due; if the claim is contingent, the
nature of the contingency; if the
claim is secured, a description of the
security; and the specific amount
claimed.

Any claim not presented to the
trustee on or before that date or any
extension provided by law is unen-
forceable.
Sarah Gerecke, Amy Sheon,
and David Sheon
Trustees
152841 (4-30,5-7,5-14)

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

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RAYMOND JOHNSON PETTIS

Notice is given that Renee M Pettis, whose address is 10646 Sourwood Ave, Waldorf, MD 20603-5716, was on April 16, 2026 appointed Personal Representative of the estate of RAYMOND JOHNSON PETTIS 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 16th 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 16th 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.

RENEE M PETTIS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 141149
152817 (4-30,5-7,5-14)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CHARLES W DUGGARD JR

Notice is given that Mary L Duggard, whose address is 6006 Jefferson Heights Dr, Capitol Heights, MD 20743, was on April 16, 2026 appointed Personal Representative of the estate of CHARLES W DUGGARD JR who died on April 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 16th 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 16th 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.

MARY L DUGGARD
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 141173
152818 (4-30,5-7,5-14)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ALBERTHA MITCHELL

Notice is given that Charlie Donnell Mitchell, whose address is 1411 Elkwood Lane Apt 204, Capitol Heights, MD 20743, was on April 21, 2026 appointed Personal Representative of the estate of ALBERTHA MITCHELL, who died on December 16, 2025 without a will.

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

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

CHARLIE DONNELL MITCHELL
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 140131
152819 (4-30,5-7,5-14)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SARAH SUMPTER PERKINS

Notice is given that Theresa Robinson, whose address is 7749 Burnside Rd, Hyattsville, MD 20785-4134, was on April 20, 2026 appointed Personal Representative of the estate of SARAH SUMPTER PERKINS, who died on January 25, 2026 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 20th 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 20th 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 ROBINSON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 141072
152820 (4-30,5-7,5-14)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WILLIAM JOSEPH DAUGHERTY

Notice is given that Christopher Joseph Daugherty, whose address is 1309 Longbow Rd, Mount Airy, MD 21771, was on April 16, 2026 appointed Personal Representative of the estate of WILLIAM JOSEPH DAUGHERTY, who died on January 19, 2025 without a will.

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

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

CHRISTOPHER JOSEPH DAUGHERTY
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 137234
152821 (4-30,5-7,5-14)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**CYNTHIA ANNE TAYLOR
AKA: CYNTHIA A TAYLOR**

Notice is given that Stephanie M Washington, whose address is 10717 Trafton Dr, Upper Marlboro, MD 20774-1429, was on April 17, 2026 appointed Personal Representative of the estate of CYNTHIA ANNE TAYLOR AKA: CYNTHIA A TAYLOR, who died on August 8, 2025 without a will.

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

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

STEPHANIE M WASHINGTON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 141143
152822 (4-30,5-7,5-14)

LEGALS

Sandra R. Burton Stalzer
Goodwin Weber PLLC
5257 Buckeystown Pike #470
Frederick, Maryland 21704
301-850-2792

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SHIRLEY A. LEVY

Notice is given that Mark B. Levy, whose address is 7300 Gavin Street, New Carrollton, MD 20784, was on April 20, 2026 appointed personal representative of the small estate of Shirley A. Levy who died on February 23, 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.

MARK B. LEVY
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 141205
152799 (4-30)

Nancy L. Miller
Nancy L. Miller & Mark C. Miller
Attorneys
8808 Old Branch Ave
Clinton, MD 20735
301-868-2350

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JAMES D. BUTLER

Notice is given that Martha J. Butler, whose address is 21702 Aquasco Rd, Aquasco, MD 20608, was on April 16, 2026 appointed personal representative of the small estate of James D. Butler, who died on December 25, 2025 without a will.

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

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

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

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

MARTHA J. BUTLER
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 141184
152803 (4-30)



Gary Greenwald, Esq.
7100 Columbia Gateway Drive,
Suite 190
Columbia, Maryland 21046
301-596-2960

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ROLANDA M. ACOSTA

Notice is given that Adelaina M. Acosta, whose address is 9527 N. Laurel Road, Laurel, Maryland 20723, was on April 17, 2026 appointed Personal Representative of the estate of ROLANDA M. ACOSTA 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 17th 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 17th 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.

ADELAINA M. ACOSTA
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 141024
152815 (4-30,5-7,5-14)

LEGALS

Janelle Ryan-Colbert, Esq.
3060 Mitchellville Rd. Ste. 218
Bowie, MD 20716
301-576-6200

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DELORES E. ROLLINS BLAIN

Notice is given that Rochelle L. Rollins, whose address is 1100 Cannon Rd., Silver Spring, MD 20904, was on April 15, 2026 appointed Personal Representative of the estate of DELORES E. ROLLINS BLAIN who died on February 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 of the personal representative shall file their objection with the Register of Wills on or before the 15th 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 15th 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.

ROCHELLE L. ROLLINS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 141004
152816 (4-30,5-7,5-14)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**WILLIE WHEELER
AKA: WILLIE RUTH RINEHART
WHEELER, WILLIE R WHEELER**

Notice is given that Adriel Wheeler, whose address is 10108 Running Brook Ln, Upper Marlboro, MD 20772, was on April 21, 2026 appointed Personal Representative of the estate of WILLIE WHEELER who died on February 17, 2026 with a will.

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

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

ADRIEL WHEELER
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 140762
152812 (4-30,5-7,5-14)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
KATHERINE CHESTER

Notice is given that Evelyn P Chester, whose address is 7005 St Annes Ave, Lanham, MD 20706, was on April 16, 2026 appointed personal representative of the small estate of Katherine Chester who died on December 30, 2025 with a will.

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

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

EVELYN P CHESTER
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 141181
152800 (4-30)

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 & Reney 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

**LEGAL NOTICE
CITY OF BOWIE, MD**

Ordinance O-4-26 Amending the Adopted Budget for the Fiscal Year Beginning July 1, 2025 and Ending June 30, 2026, as Embodied in Ordinance O-4-25 and Amended by Ordinances O-11-25, O-13-25, O-1-26 and O-3-26 to Appropriate Funds for the Following Projects: \$48,300 to Fund the Replacement of Vehicle #14 and \$125,000 for the Administration of the April 7, 2026 Mayoral Election

PASSED by the Council of the City of Bowie, Maryland at a Regular Meeting on April 20, 2026.

Daniel J. Mears
Acting City Manager

152796 (4-30)

*Your Newspaper
of Legal Record*

301-627-0900

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF DAULATKHANU NOORALI SAYANI AKA: DAULATKHANU NOORALI SAYANI

Notice is given that Jamil N Sayani, whose address is 14302 Indian Head Hwy, Accokeek, MD 20607-2703, was on April 21, 2026 appointed Personal Representative of the estate of DAULATKHANU NOORALI SAYANI who died on March 22, 2026 with a will.

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

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

JAMIL N SAYANI
Personal Representative

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

Estate No. 141136
152811 (4-30,5-7,5-14)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF LELAND HOLLAND

Notice is given that Anthony Jerome Maddox Jr, whose address is 475 Wolfs Ln, Pelham, NY 10803-2429, was on April 17, 2026 appointed Personal Representative of the estate of LELAND HOLLAND, who died on July 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 17th 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 17th 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.

ANTHONY JEROME MADDOX 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. 139459
152823 (4-30,5-7,5-14)

LEGALS

**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)

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)

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: ARION 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: ARION 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)

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)

LEGALS

Charles C Iweanoge
1026 Monroe Street NE
Washington, DC 20017
202-347-7026

**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

Rosemary Keffler, 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)

LEGALS

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)

**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)

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 ROSA R. WYNN

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: 5/8/2026.

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

2020	KENWORTH	T680	IL	P1324331	1XKYDP9X7LJ400981
2005	FORD	F150			1FTRF12295NB60883

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

2016	CHEVROLET	TRAVESE	VA	27887H	1GNKRHKD1GJ197558
2012	HYUNDAI	SONATA	VA	VZ57849	5NPEB4AC8CH338169

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

2012	TRAILER	V NOSE	NC	AC74373	54GVC12D7C7003684
2008	FORD	F-350	VA	TDZ4477	1FDWF37R28EC66435
2011	IZUSU	NPR			JALC4W169B7005567
2015	SEMI TRUCK	LF687	MD	978F57	3HSDJAPR7FN725174
2003	YAMAHA	XVS1100/ VSTAR 1100			JYAVP11EX3A035527
2015	FREIGHTLINER	CASCADIA	MD	0766F1	1FUJGLDV6FLFW6044
2009	STOUGHTON TRAILERS	TRAILERS			IDW1A53229S099850
2017	FREIGHTLINER	CASCADIA	MD	50649F	1FUJGHDV0HJGJ2101
2004	WORKHORSE	P42	VA	TUE1352	5T4HP41R443376989
2016	CRYSLER	200			1C3CCCCFB5GN189194

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

2015	LAND ROVER	RANGE ROVER			SALWR2VF4FA602131
2020	HONDA	ACCORD			1HGCV1F33LA042779
2024	TOYOTA	RAV4			2T3W1RFV6RW315795
2015	BUICK	ENCORE	VA	18328A	KL4CJFSB0FB170023
2016	KAUFMAN	TRAILER			5YGFWS022HL000889

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

2017	FORD	TRANSIT CONNECT	VA	U62474	NM0LS7E7IH1295182
2014	MASERATI	Ghibli			ZAM57RTA4E1090115
2011	CHRYSLER	200			1C3BC4FG3BN585629
1996	ACURA	INTEGRA			JH4DC4453T5017078

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

2016	NISSAN	ALTIMA			1N4AL3AP8GC125271
2019	FORD	EDGE	IL	ET64390	2FMPK4K91KB07714
2005	HONDA	ACCORD	MD	2AR2620	1HGCM56785A127987

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

2016	ACURA	MDX	WV	758791	5FRYD4H44GB007419
2015	INFINITI	QX 60	MD	2FL2914	5N1AL0MM4FC514722
2004	CHEVROLET	EXPRESS	VA	TAK9771	1GCGG25V141207457
2010	CHRYSLER	SEBRING	VA	TEC1680	1C3BC5ED1AN115983
2004	JEEP	LIBERTY	MD	4GL6045	1J4GL48KX4W139567
2004	CADILLAC	CTS			1G6DM577640129696
2010	ACURA	TL	VA	14706M	19UUA9F56AA004783
2014	NISSAN	MAXIMA	GA	YFL785	1N4AA5AP4EC476077
1979	HONDA	CX500	MD	4975D3	PC014001163
1999	BUICK	PARK AVENUE			1G4CW52K0X4608686
2015	VOLKSWAGEN	CC			WVWRP7AN7FE813496
1989	PORSCHE	944			WP0AB2949KN451871
1990	FORD	F-150	VA	TEL5299	1FTEP15N1LNA63906
2002	FORD	EXCURSION	MD	CMCK15	1FMNU41532EB65981
2001	TOYOTA	COROLLA	MD	TR024206	2T1BR12E21C440242

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

2008	FORD	F450	MD	8GA5306	1FTXW43R18EB42080
2005	GMC	YUKON	MD	6CA3350	1GKEC13V75R186704
1988	NU WAY MFG USA	NU TRAILER			415KD9619J1130608
2013	INFINITI	JX35	MD	TR025328	5N1AL0MMXDC304140

ABANDONED TRAILER
BURGUNDY HAND-MADE TRAILER WITH YELLOW W.
LOCATION:
8833 Ashwood Dr, Capitol Heights, MD 20743



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

2006	ACURA	MDX	MD	9EB0352	2HNYD18946H535265
1999	FORD	E350	VA	TME5000	1FBSS31LXXHB80889
2004	HONDA	PILOT	DC	JF4849	2HKYF18154H572145
2007	MINI	COOPER	MD	6FG4479	WMWMMF73577T181061
2015	FORD	ESCAPE	VA	TZU3634	1FMCU0F76FUB37060
2008	FORD	TAURUS	NC	PMV7975	1FAHP24W48G138819

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

2012	FORD	E250	DC	C83247	1FTNE2EW5CDB00642
2003	FORD	TAURUS			1FAFP53U83G204158

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

1999	DODGE	CARAVAN	MD	6DH5608	1B4GP44GXXB507878
2020	MITSUBISHI	OUTLANDER			JA4AR3AU7LU008634
2002	LINCOLN	CONTINENTAL	VA	TCX8761	1LNHM97VX2Y678428
2013	KIA	OPTIMA	MD	8FE5663	5XXGM4A73DG204785
2007	CHRYSLER	TOWN AND COUNTRY	MD	4DB6611	2A4GP54L87R193813
2006	TOYOTA	HIGHLANDER	MD	2GM1945	JTEEP21A560177460
2014	FORD	FUSION			3FA6P0U9ER133954
2010	MERCEDES-BENZ	E350			WDDHF5G81AA250791
2000	HONDA	ACCORD	MD	1GV5553	1HGCP2F89AA101164
2004	BMW	330I			WBAEV5343KM36092

LEGALS

ABANDONED VEHICLE
YELLOW GMC SAVANA. FRONT HALF OF THE VAN HAS BEEN REMOVED AN A TRAILER TONGUE AND HITCH ASSEMBLY HAVE BEEN WELDED TO THE REMAINING REAR.

LOCATION:
5103 Odell Rd, Beltsville, MD 20705



152844

(4-30)

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: 5/11/2026.

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

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

2008	MERCEDES BENZ	E CLASS	VA	TRR6725	WDBUF87XX8B260728
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ANA TOWING
7820 MARLBORO PIKE
FORESTVILLE, MD 20747
301-736-7703

2014	DODGE	AVENGER	VA	TES3665	1C3CDZCB4EN104654
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CHARLEY'S CRANE SERVICE
8913 OLD ARDMORE RD
LANDOVER, MD 207850
301-773-7670

2008	CADILLAC	CTS	VA	TSR6367	1G6DP57VX80123086
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HANNAN AUTO AND TOWING
11508 EAST MAPLE AVE
BELTSVILLE, MD 20705
301-937-1937

2011	TOYOTA	PRIUS	MD	2BZ7918	JTDKN3DU4B1367389
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J & J TOWING
8545 DELANO ROAD
CLINTON, MD 20735
301-568-3284

2006	HYUNDAI	SONATA	MD	2EH9213	5NPEU46F96H069424
2009	HYUNDAI	ELANTRA	DC	JN9868	KMHDC8E89U038751
2008	NISSAN	ALTIMA	MO	LL7B3E	1N4AL21E88N418523
2015	NISSAN	ALTIMA	MD	3EE7002	1N4AL3AP7FC595094
2012	HONDA	CROSSTOUR	VA	TDD4020	5J61T2H51CL004711
2011	NISSAN	PATHFINDER	VA	TAK9279	5N1AR1NB0BC624341
2021	KIA	FORTE	VA	TLU2407	3KPF24AD4ME272271

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

2016	TOYOTA	CAMRY	MD	1EW3031	4T1BF1FK7GU249058
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MCDONALD TOWING
2917 52ND AVENUE
HYATTSVILLE MD 20781
301-864-4133

2017	FORD	TRANSIT	MD	2GN7785	1FTYR1YM9HKB18893
2011	CHEVROLET	CRUZE	VA	SYS8865	1G1PE55B6G7198086

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

2020	NISSAN	ROUGE	MD	9GC2190	JN1BJ1CW1LW387903
2017	HONDA	ACCORD	VA	SZN1362	1HGCR2F54HA067046
2010	NISSAN	ALTIMA	VA	TKD2916	1N4AL2APXAC145118
2011	INFINITI	M37X	VA	TFL6869	JN1BY1AR1BM370229

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

1998	FORD	RANGER	VA	TFR9218	1FTYR14U5WPA50422
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152845

(4-30)

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bboice@pgpost.com

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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

152772 (4-23,4-30,5-7)

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

TOWN OF COLMAR MANOR
FISCAL YEAR 2027 BUDGET HEARING

The Town of Colmar Manor will hold its Fiscal Year2027 Budget Hearing on May 19, 2026 at 7:00 p.m. at the Colmar Manor Town Hall located at 3701 Lawrence Street, Colmar Manor, MD 20722. A copy of the Budget can be obtained by contacting the town offices. You can reach the town offices at 301-277-4920.

152828 (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

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)

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

2202 MARBURY DRIVE
DISTRICT HEIGHTS, MD 20747

By authority contained in a Deed of Trust dated May 31, 2019 and recorded in Liber 42243, Folio 175, modified by Loan Modification Agreement recorded on July 23, 2025, at Liber No. 51108, Folio 385, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$291,000.00, and an interest rate of 7.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

MAY 19, 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 \$30,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

Richard E. Solomon, et al.,
Substitute Trustees

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

152798 (4-30,5-7,5-14)

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)

The

Prince

George's

Post

Newspaper

Call

301-627-0900

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

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 HUGLANDER JR
AKA: NEIL HUGLANDER**

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

152675 (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
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
(4-16,4-23,4-30)

152676 (4-16,4-23,4-30)

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

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

152753 (4-23,4-30,5-7)

**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

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

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

152685 (4-16,4-23,4-30)

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

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

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 Bld 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 Bld 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: VICKY 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: VICKY 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
(4-23,4-30,5-7)

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

152699 (4-16,4-23,4-30)

The Prince George's Post!

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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,

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 Pocahontas 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 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.

**JACQUELINE 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

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

NOTICE IS GIVEN that the Orphan of Wills Court of Prince George's County, Maryland appointed Robbyn S. Johnson, whose address is 2315 St Clair Dr, Temple Hills, MD 20748, as the Personal Representative of the Estate of Lucie Althea Shepherd who died on March 27, 2022 domiciled in Washington D.C.

The Maryland resident agent for service of process is Robbyn Johnson, whose address is 2315 St Clair Drive, Temple Hills, Maryland 20748.

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, 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 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.

ROBBYN S. JOHNSON
Foreign Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773
Estate No. 139794
152825 (4-30,5-7,5-14)

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

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

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

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.

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)

NOTICE

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

vs.

IV Infinity LLC

AND

Veronica Estrada
703 59th Avenue
Fairmount Heights, MD 20743
Defendants

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-26-000096

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 \$156,400.00. The property sold herein is known as 703 59th Avenue, Fairmount Heights, MD 20743.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
152705 (4-16,4-23,4-30)

**SMALL ESTATE
NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS
TO ALL PERSONS INTERESTED
IN THE ESTATE OF
KARMA ANN BEAL**

Notice is given that Charlotte Mandragos, whose address is 3624 Bainbridge Ct, Waldorf, MD 20601-3001, was on April 16, 2026 appointed personal representative of the small estate of Karma Ann Beal 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 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.

CHARLOTTE MANDRAGOS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 141171
152801 (4-30)

LEGALS

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

NOTICE IS GIVEN that the Circuit Court of Duval County, Florida appointed Michele Smith, whose address is 7310 Amandas Crossing Dr, Jacksonville, FL 32244-6171, as the Personal Representative of the Estate of Dorothy Fenty who died on August 25, 2025 domiciled in State of Florida.

The Maryland resident agent for service of process is Steven Wilson, whose address is 692 Winding Stream Way, Unit 303, Odenton, MD 21113.

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.

MICHELE SMITH
Foreign Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773
Estate No. 139245
152824 (4-30,5-7,5-14)

LEGALS

**IN THE ORPHANS' COURT FOR
PRINCE GEORGE'S COUNTY,
MARYLAND
BEFORE THE REGISTER
OF WILLS
IN THE ESTATE OF:
GWENDOLYN IRVING PRYOR
COLEMAN
AKA: GWENDOLYN COLEMAN
ESTATE NO: 141036**

**PUBLIC NOTICE
TO CAVEAT**

To all persons interested in the above estate:

Notice is given that a petition to caveat has been filed by Lenwood Irving Coleman (Son) challenging the will dated February 16, 2026. You may obtain from the Register of Wills the date and time of any hearing on this matter.

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773
152826 (4-30,5-7)

LEGALS

**SMALL ESTATE
NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS
TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CHRISTINE MARIA MCCOWAN**

Notice is given that Timothy Jerome McCowan, whose address is 2325 Brooke Grove Rd, Bowie, MD 20721-1860, was on January 15, 2026 appointed personal representative of the small estate of Christine Maria McCowan who died on September 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 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.

TIMOTHY JEROME MCCOWAN
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 139364
152802 (4-30)

LEGALS

**SMALL ESTATE
NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS
TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SHANEEN R GOOMBS**

Notice is given that Michael Goombs, whose address is 12009 Pheasant Run Dr, Laurel, MD 20708-3137, was on April 17, 2026 appointed personal representative of the small estate of Shaneen R Goombs, who died on January 4, 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.

MICHAEL GOOMBS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 140852
152805 (4-30)

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)

**SMALL ESTATE
NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS
TO ALL PERSONS INTERESTED
IN THE ESTATE OF
TRAVIS JOSHUA HEBRON**

Notice is given that Kim R Hebron, whose address is 10769 Campus Way S, Upper Marlboro, MD 20774-1313, was on April 16, 2026 appointed personal representative of the small estate of Travis Joshua Hebron, who died on December 18, 2025 without a will.

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

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

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

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

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

KIM R HEBRON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 140284
152804 (4-30)

LEGALS

**SMALL ESTATE
NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS
TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WILLIE J CLARK
AKA: WILLIE JAMES CLARK**

Notice is given that Leslie Clark, whose address is 10811 Slippery Elm Ct, Clinton, MD 20735, was on April 15, 2026 appointed personal representative of the small estate of Willie J Clark, who died on August 3, 2025 without a will.

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

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

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

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

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

LEGALS

MECHANIC'S LIEN SALE

Freestate Lien & Recovery Inc will sell at public auction the following vehicles / vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George's County Courthouse, 14735 Main Street, specifically at the entrance to the Duvall Wing, Upper Marlboro MD 20772 at 04:00 P.M on 05/15/2026. Purchaser of the vehicle(s) must have it inspected as provided in Transportation Code of Maryland. The following may be inspected during normal business hours at the Lienor's Location. If anyone has an interest in any of the vehicles or vessels listed below, please call us at the number listed below. All parties claiming interest in the following may contact Freestate Lien & Recovery Inc, at 410-867-9079.

LOT# 10744
2017 CHEVROLET
VIN# 1GNSKHCOHR167899

LOT# 10774G
2019 KIA
VIN# 5XXGT4L31K3G346661

LOT# 10774H
1991 CHEVROLET
VIN# 1GBKP37N4M3315884

LOT# 10774I
2015 LANDROVER
VIN# SALGS2TF9FA211844

LOT# 10834
2023 TOYOTA
VIN# JTMP1RFV4PD096477

LOT# 10835A
2004 RINKER 37' BOAT
MD# 5648BV
HIN# RNK74542H304
HERRINGTON HARBOR
NORTH
389 DEALE RD
TRACEY'S LANDING

LOT# 10835B
1977 HUNTER 27' BOAT
MD# 5618AN
HIN# HUN50456V77C
HERRINGTON HARBOR
NORTH
389 DEALE RD
TRACEY'S LANDING

LOT# 10835C
1987 CALIBER 33' BOAT
HIN# CYQ03318J687
USCG# 1131064
HERRINGTON HARBOR
NORTH
389 DEALE RD
TRACEY'S LANDING

LOT# 10849
2010 LEXUS
VIN# JTBK1BA1A2432100

LOT# 10849A
2017 SUBARU
VIN# JF2SJAEC1HH477002

LOT# 10849B
2017 JEEP
VIN# 1C4NJD5B2HD192594

LOT# 10874
2018 KIA
VIN# 5XYPKDA57JG402821

LOT# 10882
2017 JEEP
VIN# 1C4NJC5B8HD186342

LOT# 10883
1984 PEARSON 33'10" BOAT
USCG# 668930
HIN# PEA74076A484
COLLINS MARINE RAILWAY
629 DEALE RD
DEALE

LOT# 10884
1981 HOLMAN & PYE 46' BOAT
USCG# 687799
BOAT NAME: ME VOY
SAFE HARBOR MARINAS DBA;
SAFE HARBOR PORT ANNAPOLIS
7074 BEMBE BEACH RD
ANNAPOLIS

LOT# 10885
1985 CARVER 28' BOAT
MD# 0426AN
HIN# CDRJ9052E585
SAFE HARBOR MARINAS DBA;
SAFE HARBOR PORT ANNAPOLIS
7074 BEMBE BEACH RD
ANNAPOLIS

LOT# 10886
1981 C&C YACHTS 3.8' BOAT
NJ# 7178GT
USCG# 654679
BOAT NAMED: CHALLENGE
SAFE HARBOR MARINAS DBA;
SAFE HARBOR PORT ANNAPOLIS
7074 BEMBE BEACH RD
ANNAPOLIS

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

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

152843 (4-30-5-7)

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **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)

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)

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 Churchhill 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

LM File No.: 4674-00001
LEWIS MCDANIELS, LLC
41 N Market St.
Frederick, Maryland 21701

ORDER OF PUBLICATION

Ricardo Johnson, Plaintiff,
vs.

Bear Beorn, LLC; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as N Pt Lt 12 Eq.83a (cr Use)(ent Imps Rzed 7/1/06) 36,250.0000 Sq.Ft. Accokeek Acres Assmt \$81,400 Lib 31536 Fl 393 and being identified on the Tax Roll as Parcel ID: 05-0355362, and which may be known as 15700 Livingston Rd., Accokeek, MD 20607, 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 N Pt Lt 12 Eq.83a (cr Use)(ent Imps Rzed 7/1/06) 36,250.0000 Sq.Ft. Accokeek Acres Assmt \$81,400 Lib 31536 Fl 393 and being identified on the Tax Roll as Parcel ID: 05-0355362, and which may be known as 15700 Livingston Rd., Accokeek, MD 20607, Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-26-002403 (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 N Pt Lt 12 Eq.83a (cr Use)(ent Imps Rzed 7/1/06) 36,250.0000 Sq.Ft. Accokeek Acres Assmt \$81,400 Lib 31536 Fl 393 and being identified on the Tax Roll as Parcel ID: 05-0355362, and which may be known as 15700 Livingston Rd., Accokeek, MD 20607.

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

It is thereupon this 27th 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 22nd day of May, 2026, warning all persons interested in the property to appear in this Court by the 22nd 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

152837 (4-30,5-7,5-14)

LM File No.: 1751-00213
LEWIS MCDANIELS, LLC
41 N Market St.
Frederick, Maryland 21701

ORDER OF PUBLICATION

Lands Venture Capital, LLC, Plaintiff,
vs.

Michelle Simon, Esq., Personal Representative of the Estate of Tommie T. Broadwater, Jr.; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as Per Deed 2.1100 Acres. Assmt \$358,400 Map 082 Grid B2 Par 303 Lib 08374 Fl 644 and being identified on the Tax Roll as Parcel ID: 06-0503342, and which may be known as Vacant lot on Darcy Rd., District Heights, MD 20747, 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 Per Deed 2.1100 Acres. Assmt \$358,400 Map 082 Grid B2 Par 303 Lib 08374 Fl 644 and being identified on the Tax Roll as Parcel ID: 06-0503342, and which may be known as Vacant lot on Darcy Rd., District Heights, MD 20747, Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-26-002402 (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 Per Deed 2.1100 Acres. Assmt \$358,400 Map 082 Grid B2 Par 303 Lib 08374 Fl 644 and being identified on the Tax Roll as Parcel ID: 06-0503342, and which may be known as Vacant lot on Darcy Rd., District Heights, MD 20747.

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

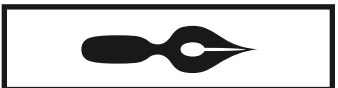
It is thereupon this 27th day of April, 2026, by the Circuit Court for Prince George's County, Maryland,

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 22nd day of May, 2026, warning all persons interested in the property to appear in this Court by the 30th 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

152842 (4-30,5-7,5-14)



LEGALS

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: ELIJAH RYAN B.-R.
Respondent

TPR Case No. C-16-JV-26-000050 CROSS-REFERENCE WITH: CINA Case No. CINA-22-0116

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-26-000050. All persons who believe themselves to be the parents of a male child born on the 15th day of January 2020, at University of Maryland Prince George's Hospital Center in Prince George's County, Maryland to Jayde P. Barber Richards, natural mother, aged 25 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 M1408, 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.

Althea R. Jones
Associate Judge
Seventh Judicial Circuit
For Prince George's County, Maryland

152838 (4-30)

THE PRINCE GEORGE'S POST

Call 301-627-0900

SUBSCRIBE TODAY!

WANTED: Your Ad Here! Advertise in The Prince George's Post! Call 301-627-0900 Today!

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PEDRO ANTONIO RAMIREZ BENITEZ

Notice is given that JULIA REYES DE RAMIREZ, whose address is 2718 Boones Ln, District Heights, MD 20747-3452, was on April 15, 2026 appointed personal representative of the small estate of Pedro Antonio Ramirez Benitez, who died on December 3, 2025 without a will.

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

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

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

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

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

JULIA REYES DE RAMIREZ
Personal Representative

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

Estate No. 139949

152807 (4-30)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DERRICK LEE DUNHAM

Notice is given that Dominique Dunham, whose address is 15316 Lady Lauren Ln, Brandywine, MD 20613-7714, was on April 20, 2026 appointed personal representative of the small estate of Derrick Lee Dunham, who died on October 25, 2025 without a will.

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

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

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

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

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

DOMINIQUE DUNHAM
Personal Representative

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

Estate No. 141207

152809 (4-30)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ELLEN M BABER

Notice is given that Melcina Baber Smith, whose address is 3033 Galaxy Pl, Waldorf, MD 20603, was on April 15, 2026 appointed personal representative of the small estate of Ellen M Baber, who died on May 14, 2001 without a will.

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

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

MELCINA BABER 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. 141168

152808 (4-30)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
KEVIN HOWARD FORD

Notice is given that Mary E Ford, whose address is 1307 Brookstone Dr, Hickory, NC 28602-8973, was on April 20, 2026 appointed personal representative of the small estate of Kevin Howard Ford, who died on February 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 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.

MARY E FORD
Personal Representative

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

Estate No. 140517

152810 (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**

1522 5TH STREET
LANHAM, MD 20706

By authority contained in a Deed of Trust dated July 30, 2007 and recorded in Liber 28392, Folio 807, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$116,194.48, and an interest rate of 4.260%, 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 19, 2026 AT 11:30 AM

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

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

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

Richard E. Solomon, et al.,
Substitute Trustees

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

152834 (4-30,5-7,5-14)

Call 301-627-0900 for a quote.

LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, MAY 12, 2026
COUNCIL HEARING ROOM
WAYNE K. CURRY ADMINISTRATION BUILDING
1301 MCCORMICK DRIVE
LARGO, MARYLAND
<https://pgccouncil.us/LIVE>

10:00 A.M.

Notice is hereby given that on Tuesday, May 12, 2026, the County Council of Prince George's County, Maryland, will hold the following public hearings:

COUNCIL BILLS:

CB-024-2026 (DR-2) AN ACT CONCERNING THE SERVICE DISABLED VETERAN OWNED BUSINESS ACT for the purpose of facilitating procurement opportunities for businesses located in Prince George's County that are owned by veterans of the United States Armed Forces.

CB-026-2026 (DR-2) AN ACT CONCERNING LOCALLY-OWNED AND OPERATED BUSINESS ASSISTANCE for the purpose of establishing a locally-owned and operated business preference, streamlining certifications for diverse local businesses, clarifying procurement bonus points and preferences, and generally relating to certification requirements and standards for diverse local businesses.

CB-027-2026 AN ACT CONCERNING FINE DINING INCENTIVE ACT OF 2026 for the purpose of establishing a Prince George's County Fine Dining Incentive Program to attract more fine dining restaurants to locate and expand in Prince George's County; reserving a certain percentage of annual awards from the Prince George's County Economic Development Incentive Fund for the Prince George's County Fine Dining Incentive Program; providing for the administration and regulation of the Prince George's County Fine Dining Incentive Program; providing for the abrogation of the program; and generally relating to the Prince George's County Fine Dining Incentive Program.

CB-028-2026 (DR-2) AN ACT CONCERNING LOCAL DIVERSE SUPPLIER PRIME CONTRACTOR PROGRAM for the purpose of establishing a Local Diverse Supplier Prime Contractor Program to increase opportunities for local diverse suppliers in public procurement prime contracting; requiring certain reporting to the County Council; providing for exemptions and public notice of solicitations for procurements; and generally relating to the Local Diverse Supplier Prime Contractor Program.

CB-029-2026 (DR-2) AN ACT CONCERNING THE DINE-IN RESTAURANT PERMITTING INCENTIVE ACT OF 2026 for the purpose of providing for a reduction in permitting fees for sit-down restaurants to stimulate restaurant growth in Prince George's County; and generally relating to permitting fees.

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

152839

(4-30,5-7)

**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
2015	Jeep	Cherokee	1C4RJFAG4FC130261
2022	Nissan	Altima	1N4BL4BV1NN343089
2019	Hyundai	Elantra	5NPD74LF8KH471212
2014	Toyota	Camry	4T1BF1FK6EU801694
2006	Kawasaki	Ninja ZX-10R	JKAZXCD196A006349
2006	Kawasaki	Ninja ZX-10R	JKAZXCD136A011207
2008	Kia	Sportage	KNDJF723687532200
2016	Jeep	Patriot	1C4NJRFB3GD731010
2024	Toyota	Corolla	7MUBAABG5RV082622
2009	Toyota	Scion Xd	JTKKU104X9J047414
2011	Land Rover	Range Rover	SALSF2D45BA285025
2007	MercedesBenz	M Class	4JGBB86EX7A151738

152835 (4-30)

COUNTY COUNCIL HEARINGS

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

MONDAY, MAY 11, 2026
COUNCIL HEARING ROOM
WAYNE K. CURRY ADMINISTRATION BUILDING
1301 MCCORMICK DRIVE
LARGO, MARYLAND
<https://pgccouncil.us/LIVE>

7:00 P.M.

Notice is hereby given that on Monday, May 11, 2026, the County Council of Prince George's County, Maryland, will hold the following public hearing:

MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION (M-NCPPC)
PROPOSED FISCAL YEAR 2027 OPERATING AND CAPITAL BUDGETS AND THE M-NCPPC CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEARS 2027-2032

Copies of the proposed budgets are available on the Maryland-National Capital Park and Planning Commission's website: <http://www.mncppc.org/247/Budget-Office>. Copies of the County Executive's recommendations are available on the County Council's Budget Portal: <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

152840

(4-30,5-7)

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301-627-0900

LEGALS

**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)



**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 6:30 pm on Thursday, May 7, 2026, at the William Eley Public Works Building, 6401 Forest Road, Cheverly Maryland and remotely via video teleconference. (Please note the corrected time.)

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.

To join the Zoom video conference: <https://tinyurl.com/FY27-CYTR>
To join with audio only: (301-715-8592) US, Meeting ID: (876 0184 1126)
Passcode: (818540)

Public Comment may also be made via emailing (townclerk@cheverly-md.gov). All electronic comments must be submitted by 6 PM on May 7, 2026.

152792 (4-23,4-30)

LEGALS

**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)

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 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)

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

**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

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 Ayoyinka Dosumu, whose address is Upper Reigate, Park Terrace, Ayre, Ayshire & 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 Julienne 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)

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**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 30, 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)

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)

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

**IN RE ADOPTION/
GUARDIANSHIP OF
JUSTIN A.**

Case No. C-16-FM-25-002684

DHS NOTICE

To: JUAN CARLOS ANDINO, Biological Father: You are hereby notified that an adoption case has been filed in the Circuit Court for Prince George's County, Adoption No. C-16-FM-25-002684. All persons who believe themselves to be the parent of a Male child born on July 28, 2012 in Bronx County, New York, to Viviana Walker, birth date September 22, 1997, shall file a written response. A copy of the show cause order may be obtained from the Clerk's Office at the Circuit Court for Prince George's County, Maryland, 14735 Main Street, Upper Marlboro, Maryland 20772, and telephone number: 301-952-5206. If you do not file a written objection by **30 days** from the date this notice appears in a **Prince George's County Newspaper**, you will have agreed to the permanent loss of your parental rights to this child.

152832 (4-30,5-7,5-14)

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