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LEGALS

COHN, GOLDBERG & DEUTSCH, LLC
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LINTHICUM HEIGHTS, MD 21090
www.cgd-law.com/sales

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**10804 ASHFIELD ROAD
ADELPHI, MD 20783**

By authority contained in a Deed of Trust dated September 8, 2006 and recorded in Liber 26730, Folio 414, modified by Loan Modification Agreement recorded on May 24, 2021, at Liber No. 45566, Folio 371, and further modified by Loan Modification Agreement recorded on December 7, 2023, at Liber No. 49345, Folio 181, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$290,000.00, and an interest rate of 6.625%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JUNE 9, 2026 AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$26,000.00 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

153029 (5-21,5-28,6-4)

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

**12215 WIMBLETON STREET
UPPER MARLBORO, MD 20774**

By authority contained in a Deed of Trust dated April 24, 2023 and recorded in Liber 48839, Folio 579, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$357,418.00, and an interest rate of 5.991%, 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

JUNE 9, 2026 AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$35,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

152978 (5-21,5-28,6-4)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**14305 GREENVIEW DRIVE
LAUREL, MD 20708**

By authority contained in a Deed of Trust dated June 28, 2006 and recorded in Liber 26599, Folio 182, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$299,999.00, and an interest rate of 5.500%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JUNE 9, 2026 AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$39,500.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

Richard E. Solomon, et al.,
Substitute Trustees

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

152979 (5-21,5-28,6-4)

LEGALS

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

VALUABLE SHARE CERTIFICATE AND PROPRIETARY DOCUMENTS IN PRINCE GEORGE'S COUNTY, MARYLAND ENTITLING POSSESSION OF A COOPERATIVE UNIT KNOWN AS

**11 RIDGE ROAD, UNIT B
GREENBELT, MD 20770**

Auction sale of Proprietary Documents in Greenbelt Homes Inc. housing cooperative (the "Cooperative") allotted to Unit B by the virtue of the power vested and contained in the Security Agreement by and between Citibank, F.S.B. and Konrad E Herling. The undersigned 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

JUNE 9, 2026 AT 11:30 AM

The Proprietary Documents will be sold subject to the Articles of Incorporation, by-laws, Mutual Ownership Contract and House Rules and regulations of the Cooperative and subject to monthly cooperative fees in the amounts to be announced at the time of sale. The Proprietary Documents entitle the owner to the use and occupancy of the cooperative unit. The purchaser may be required to occupy the cooperative unit.

Purchase shall be subject to the approval by the Cooperative of the purchaser as an active member. It is the obligation of the Purchaser to obtain said approval from the Cooperative. Purchaser shall be subject to use and occupancy restrictions and other provisions of the Cooperative's governing documents thereafter which may require the unit to be owner occupied. The proprietary document will be sold subject to underlying liens on the real property in the exact amount of which will be announced at the time and place of sale.

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 \$5,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 30 days of sale, 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. 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 thirty days of sale, 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

152980 (5-21,5-28,6-4)

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

**842 CHATSWORTH DRIVE
ACCOKEEK, MD 20607**

By authority contained in a Deed of Trust dated May 27, 2016 and recorded in Liber 38342, Folio 498, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$252,340.00, and an interest rate of 4.875%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JUNE 2, 2026 AT 11:30AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$21,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

Richard E. Solomon, et al.,
Substitute Trustees

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

152918 (5-14,5-21,5-28)

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
548 JURGENSEN PLACE, LANDOVER, MARYLAND 20785**

By virtue of the power and authority contained in a Deed of Trust from ALEISHA L. HINES A/K/A ALEISHA MARSHALL, GLORIA B. MARSHALL, AND FRANK MARSHALL, dated July 27, 2010 and recorded in Liber 31914 at Folio 303 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale in front of the Main Street entrance to the Duval Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

FRIDAY, JUNE 5, 2026 AT 3:00 P.M.

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

Lot 44, Block J, as shown on Plat Eight, Summerfield The Residences at Victory Promenade, recorded in Plat Book 211, Plat 27, among the land records of Prince George's County, Maryland.

AND BEING a portion of the same property as conveyed to Centex Homes, a Nevada general partnership, by virtue of Special Warranty Deed from Acacia Federal Savings Bank, a federal savings bank, dated September 30, 2009, recorded October 1, 2009, in Liber 31020, Folio 406, and recorded among the Land Records of Prince George's County, Maryland.

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

TERMS OF SALE: A deposit of \$22,000.00 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

152983 (5-21,5-28,6-4)

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
COMFORT OWARE

Notice is given that Juliana Oware, whose address is 12405 WELFORD MANOR DR, UPPER MARLBORO, MD 20772-6046, was on May 5, 2026 appointed Personal Representative of the estate of COMFORT OWARE, who died on November 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 5th day of November, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 5th day of November, 2026.

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

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

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

JULIANA OWARE
Personal Representative

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

Estate No. 141125
152945 (5-14,5-21,5-28)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GEORGE ANTHONY RICE

Notice is given that Ruthener T Rice, whose address is 64 Pilos Rd, Hemingway, SC 29554-5133, was on May 1, 2026 appointed Personal Representative of the estate of GEORGE ANTHONY RICE, who died on March 2, 2026 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 1st day of November, 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 November, 2026.

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

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

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

RUTHENER T RICE
Personal Representative

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

Estate No. 141316
152960 (5-14,5-21,5-28)

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
7802 Spinnaker Road, # 11, Laurel, MD 20707**

By virtue of the power and authority contained in a Deed of Trust from ALISON D. CLARK, dated December 13, 2011 and recorded in Liber 33241 at Folio 278 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

FRIDAY, JUNE 5, 2026 AT 3:05 P.M.

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

Condominium Unit No. 541 in a condominium styled "BRIDGEPORT CONDOMINIUM", as per plats thereof recorded in Condominium Plat Book NLP 136, beginning plat 90 et. seq., and Phase 13, Building 15, Bridgeport Condominium at plat Book 139 pages 74 thru 78, among the land records of Prince George's County, Maryland, being part of the land and premises declared to be subject to a Condominium Regime by a certain declaration dated the 7th day of January 1988, and recorded the 17th day of January 1988 in Liber 6884, folio 007, among the land records of Prince George's County, Maryland, as from time to time amended,

Being in the 10th election district.

Being the same property conveyed to the grantor in Liber 15953 at folio 131.

Tax ID No. 10-1046879

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

TERMS OF SALE: A deposit of \$8,000.00 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 3.750% 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

152982 (5-21,5-28,6-4)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ELEANOR MARY SINES

Notice is given that Gerald John Sines Sr, whose address is 5837 Detrick Rd, Mount Airy, MD 21771-6129, was on May 1, 2026 appointed Personal Representative of the estate of ELEANOR MARY SINES who died on March 27, 2023 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 1st day of November, 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 November, 2026.

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

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

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

GERALD JOHN SINES SR
Personal Representative

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

Estate No. 133937
152939 (5-14,5-21,5-28)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARIE LANZA

Notice is given that Robert Lanza, whose address is 7215 Cedar Ave, Takoma Park, MD 20912-4249, was on May 1, 2026 appointed Personal Representative of the estate of MARIE LANZA who died on January 7, 2026 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 1st day of November, 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 November, 2026.

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

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

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice. A claim not presented or filed 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 LANZA
Personal Representative

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

Estate No. 140685
152940 (5-14,5-21,5-28)



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
5706 Center Drive, Temple Hills, MD 20748**

By virtue of the power and authority contained in a Deed of Trust from GERALD BAUGH, dated November 3, 2020 and recorded in Liber 44642 at Folio 531 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

FRIDAY, JUNE 5, 2026 AT 3:10 P.M.

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

ALL that lot of ground situate in the County of Prince George's, Maryland and described as follows, that is to say:

Lot numbered 23 in the Subdivision known as "Abbott Forest", as per Plat thereof recorded among the Plat Records of Prince George's County, Maryland in Plat Book WWV No. 28 at folio 48.

TAX ID# 06-0571737

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

TERMS OF SALE: A deposit of \$20,000.00 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 7.250% 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

152981 (5-21,5-28,6-4)

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Prince
George's
Post
Newspaper*

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301-627-0900

or

Fax

301-627-6260

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Weekend*

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: **6/8/2026.**

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

ABANDONED CAMPER
BLACK AND WHITE SPORTSCOACH COACHMEN RV. VANDALIZED WITH GRAFITTI, SOME FLAT TIRES WITH DC TAGS FR4766.
LOCATION:
4002 BYERS ST, CAPITOL HEIGHTS, MD 20743



ABANDONED CAMPER
WHITE CHATEAU RV CAMPER. COVERED WINDOWS. NO TAGS
LOCATION:
9437 MUIRKIRK RD, LAUREL, MD 20708



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

2014	CADILLAC	CTS	WV	916015A	1G6AR5X9E0143671
2008	MERCEDES	S550	MD	9DR1984	WDDNGC86X48A186805
2008	DODGE	CARAVAN	MD	8GY5649	2D8HN54P28R126890
2010	HONDA	CRV	MD	1GW0996	5J6RE4H72AL044139
2000	FORD	E250	VA	SZW5149	1FTNE24L2YHA42173
2016	MAZDA	MAZDA06	VA	5TDXZ3DC1K5978582	JM1GJ1U58G1462480
2019	TOYOTA	SIENNA	VA	TMW2313	5TDXZ3DC1K5978582

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

1995	CHEVROLET	BLAZER	DC	DT8392	1GNDT13W9SK232688
2005	GMC	ENVOY	MD	9559HV	1GKET16S456195721
1999	DODGE	CARAVAN	MD	1B4GP44CXXB511526	
1999	CHEVROLET	TAHOE	MD	97783CK	1GNFK13R4XJ530371
2020	JEEP	COMPASS	VA	3C4NJC87L1123681	
2009	NISSAN	MURANO	VA	JN8AZ18W99W101545	
2016	HONDA	PILOT	MD	28744M6	5FN9Y66H98G086824
2005	LEXUS	LX470	MD	809M800	J1JH100W65355334
2002	LINCOLN	NAVIGATOR	MD	809M800	5LMFU28R12LJ00678
2004	MERCEDES-BENZ	C300			WDBRF84J14F550011

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

2016	MERCEDES	C300	MD	4EK8969	55SWF4K6BU113508
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HANNAN AUTO AND TOWING
11508 EAST MAPLE AVE
BELTSVILLE, MD 20705
301-937-1937

2012	FORD	FOCUS			1FAHP3E21CL336338
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J&L TOWING AND RECOVERY
8225 GREY EAGLE DRIVE
UPPER MARLBORO, MD 20772
301-574-0065

2023	KIA	K5	SC	VXJ849	5XXG64J23PG168759
2007	TOYOTA	HIGHLANDER			JTEGP21A870143538
2012	NISSAN	SENTRA			3N1AB6AF7CL773829
2013	DODGE	JOURNEY	DC	JU4820	3C4PDDGD8DT538939
2015	BUICK	VERANO			1G4PP55K9F4195065

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

2006	TOYOTA	COROLLA	DC	GE0499	2T1BR32EX6C595401
2015	NISSAN	AMTIMA	VA	SZNI144	1N4AL3AP9FC457900
2014	JEEP	PATRIOT	DC	ET2301	1N4AL3AP9FC457900
2023	ZHILONG	BWS	VA	J68644	HZ2TBCNDXP1004261
2005	FORD	FREESTAR			2FMZA50615BA31331
1994	VOLVO	940			YV1JW8705R0109116
2017	HYUNDAI	ELANTRA	MD	7GM3500	KMHLD74LF9HU330871

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

2011	CHEVROLET	CRUZE			1G1PG55988B7110266
1990	HONDA	CIVIC	VA	UEZ2695	JHMEE2753L0000134
2005	LEXUS	ES 330	MD	6AG6872	JTHBA30G055074421

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

1989	CHEVROLET	CAMARO			1G1FP2155K124910
2014	FORD	FOCUS	MD	8GN0209	1FADP3F21EL104631
2015	NISSAN	NV200			3N6CM0KN4FK705778
2018	CHEVROLET	MALIBU	MD	9FL5628	1G1ZD55T8JF130194
2016	FREIGHTLINER	M2	MD	8FL5580	3ALACWDT4GDHFB5306

153048 (5-28)

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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: **6/4/2026.**

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

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

2014	FORD	F450	VA	TAN6036	1FDUF4GY5EEB30218
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CHARLEY'S CRANE SERVICE
8913 OLD ARDMORE RD
LANDOVER, MD 207850
301-773-7670

2007	UTILITY	TRAILER	NJ	T52TAM	1UYV525327M164238
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J & J TOWING
8545 DELANO ROAD
CLINTON, MD 20735
301-568-3284

2012	HONDA	CIVIC	MD	9GH7261	19XFB2F83CE363255
2008	INFINITI	G35	DC	JC9616	JNKBV61F88M280351
2012	HONDA	CIVIC	MD	9GH7261	19XFB2F83CE363255
2008	INFINITI	G35	DC	JC9616	JNKBV61F88M280351

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

2010	NISSAN	SENTRA	VA	TML4289	3N1AB6AP2AL714376
------	--------	--------	----	---------	-------------------

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

2025	HYUNDAI	ELANTRA	MD	8GN2027	KMHLL4DG2SU940021
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METROPOLITAN TOWING INC
8005 OLD BRANCH AVE
CLINTON, MD 20735
(301) 568-4400

2021	TOYOTA	CAMRY	VA	TKY9375	4T1G11AK9MU512836
2010	TOYOTA	PRIUS	MD	9FF7528	JTDKN3DU7A0178000
2009	NISSAN	MURANO	NJ	U96RYR	JN8AZ18W49W131147
2021	TOYOTA	CAMRY	VA	TKY9375	4T1G11AK9MU512836
2010	TOYOTA	PRIUS	MD	9FF7528	JTDKN3DU7A0178000
2009	NISSAN	MURANO	NJ	U96RYR	JN8AZ18W49W131147

153047 (5-28)

LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, JUNE 2, 2026
COUNTIL 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, June 2, 2026, the County Council of Prince George's County, Maryland, will hold the following public hearings:

COUNCIL BILLS:

CB-025-2026 (DR-2) AN ACT CONCERNING RESPONSIBLE PET OWNERSHIP ACT for the purpose of providing for a certain recordkeeping requirement; providing for a certain licensing ban; providing for certain licensing restrictions; and generally regarding responsible pet ownership.

CB-034-2026 AN ORDINANCE CONCERNING CORRECTIONS FACILITY, DETENTION CENTER, AND PRISON - DEFINITIONS for the purpose of adding definitions of certain uses to clarify existing language related to prohibited uses; and generally related to interpretation and definitions in the Zoning Ordinance.

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

153032 (5-21,5-28)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ALLEN STEVEN BOWERS

Notice is given that Jeffrey E Hott, whose address is 13404 Taylor Ct, Fort Washington, MD 20744-2923, was on May 15, 2026 appointed Personal Representative of the estate of ALLEN STEVEN BOWERS 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 15th day of November, 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 November, 2026.

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

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

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

JEFFREY E HOTT
Personal Representative

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

Estate No. 137463

153077 (5-28,6-4,6-11)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ROBERT LEE MCDONALD

Notice is given that Monique McDonald-Harris, whose address is 3403 Azimuth Ct, Bowie, MD 20716-3857, was on May 14, 2026 appointed Personal Representative of the estate of ROBERT LEE MCDONALD who died on February 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 14th day of November, 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 November, 2026.

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

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

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

MONIQUE MCDONALD-HARRIS
Personal Representative

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

Estate No. 141473

153078 (5-28,6-4,6-11)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
TANYA M BYRD

Notice is given that Cynthia Johnson, whose address is 10907 Fruitwood Dr, Bowie, MD 20720-3531, was on April 30, 2026 appointed Personal Representative of the estate of TANYA M BYRD who died on February 26, 2026 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 30th day of 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 30th 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.

CYNTHIA JOHNSON
Personal Representative

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

Estate No. 141255

153079 (5-28,6-4,6-11)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ROBERTA ROSSMAN

Notice is given that Mitchel G. Rossman, whose address is 5687 Aurora Place, Boulder, CO 80303, was on April 9, 2026 appointed Personal Representative of the estate of ROBERTA ROSSMAN who died on January 8, 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.

MITCHEL G. ROSSMAN
Personal Representative

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

Estate No. 140481

153080 (5-28,6-4,6-11)

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LEGALS

NOTICE

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

LOT# 10849C
2013 HONDA
VIN# 1HGCT1B72DA009904

LOT# 10850
2020 JEEP
VIN# 1C4RJFAG4L1C153566

LOT# 10850A
2001 INTERNATIONAL
VIN# 1HTGCADT41H323117

LOT# 10900
1977 TANZER 2477' BOAT
MD# 2872AD
WESTPORT MARINA & BOAT
YARD
4817 WOODS WHARF RD
SHADY SIDE

LOT#10901
2023 FORD
VIN# 3FTTW8E30PRA17176

LOT# 11050
2023 JEEP
VIN# 1C4JXP62PW627410

LOT#11051
2014 NISSAN
VIN# 1N4AL3AP2EC410514

LOT#11052
2015 SUBARU
VIN# JF2S1ADC8FH400996

LOT#11053
2021 CHEVROLET
VIN# KL8CD6SA8MC218730

LOT#11054
2010 DODGE
VIN# 1D7CW3G9AS140124

**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**

153037 (5-21,5-28)

LEGALS

ORDER OF PUBLICATION

Wright Properties, LLC

Petitioner,

Arturo Cruz Benitez

And

Trustworthy Mortgage Corporation

And

Tesla Inc.

And

Prince George's County, Maryland

And

UNKNOWN OCCUPANT (if any)
Leasing the property at
61st Ave, Capitol Heights, MD
20743

And

ALL OTHER PERSONS THAT
HAVE OR CLAIM TO HAVE ANY
INTEREST IN THE PROPERTY:
61st Ave, Capitol Heights, MD
20743, Parcel No. 18-1999226

And

UNKNOWN OWNERS OF THE
PROPERTY:
1st Ave, Capitol Heights, MD 20743,
Parcel No. 18-1999226

And

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

Defendants.

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

Case No.: C-16-CV-26-002683

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

All that property in Prince
George's County described as:
**Tax Account Number: 18-
1999226, Lots 267, 268 3,960.0000
Sq.Ft. Sylvan Vista Blk L Assmt
\$700 Lib 46819 Fl 136 and as-
signed to Benitez Arturo Cruz.**

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

It is thereupon this 4th day of May,
2026, by the Circuit Court for Prince
George's County, That notice be
given by the insertion of a copy of
this order in some newspaper hav-
ing a general circulation in Prince
George's County once a week for 3
successive weeks, warning all per-
sons interested in the property to
appear in this Court by the 7th day
of July, 2026, and redeem the prop-
erty with Parcel Identification Num-
ber 18-1999226 and answer the
complaint or thereafter a final judg-
ment will be entered foreclosing all
rights of redemption in the property,
and vesting in the plaintiff a title,
free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
152915 (5-14,5-21,5-28)

LEGALS

ORDER OF PUBLICATION

Wright Properties, LLC

Petitioner,

Emigdio Castanon

And

State of Maryland

And

Prince George's County, Maryland

And

UNKNOWN OCCUPANT (if any)
Leasing the property at
52nd Ave, Hyattsville, MD 20781

And

ALL OTHER PERSONS THAT
HAVE OR CLAIM TO HAVE ANY
INTEREST IN THE PROPERTY:
52nd Ave, Hyattsville, MD 20781,
Parcel No. 16-1795152

And

UNKNOWN OWNERS OF THE
PROPERTY:
52nd Ave, Hyattsville, MD 20781,
Parcel No. 16-1795152

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

Defendants.

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

Case No.: C-16-CV-26-002684

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

All that property in Prince
George's County described as:
**Tax Account Number: 16-
1795152, S 39.5 Ft Lot 9 Ex 180 Sq
Ft W 9 0 Ft 8,115.0000 Sq.Ft. East
Hyattsville Blk H Assmt \$1,600
Lib 17390 Fl 081 and assessed to
Castanon Emigdio.**

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

It is thereupon this 4th day of May,
2026, by the Circuit Court for Prince
George's County, That notice be
given by the insertion of a copy of
this order in some newspaper hav-
ing a general circulation in Prince
George's County once a week for 3
successive weeks, warning all per-
sons interested in the property to
appear in this Court by the 7th day
of July, 2026, and redeem the prop-
erty with Parcel Identification Num-
ber 16-1795152 and answer the
complaint or thereafter a final judg-
ment will be entered foreclosing all
rights of redemption in the property,
and vesting in the plaintiff a title,
free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
152916 (5-14,5-21,5-28)

LEGALS

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
HELEN MERRITT**

Estate No.: 136612

Date of death: December 3, 2024

**SHOW CAUSE ORDER FOR A
MEETING OF ALL PERSONS
ENTITLED TO DISTRIBUTION**

Upon consideration of the Per-
sonal Representative's filing herein
on or about November 18, 2025, of
an omnibus "Request for a Meeting of
Creditors" under Maryland Rule 6-
441, and for a "Determination of Val-
idity of Claims" under Md. Rule
6-413, plus a "Meeting of All Inter-
ested Persons Entitled to Distribution"
under Md. Rule 6-443, the court
finding in the circumstances that a
Hearing shall occur, it is this 27th
day of April, 2026, by the Orphans'
Court for Prince George's County,
Maryland

ORDERED that a Hearing shall
occur on these requests at 10:30 a.m.
on the 30th day of June, 2026, before
The Honorable Jason DeLoach, As-
sociate Judge of the Orphans' Court
for Prince George's County, Mary-
land, at the Prince George's County
court house, the address for which
is 14735 Main Street, Upper Marl-
boro, Maryland 20772; and it is fur-
ther

ORDERED that Pauline Merritt as
well as The ARC of Prince George's
County shall appear at said Hearing
for consideration of their roles, or
not as the case may be, as benefi-
ciaries of this Estate as well as the re-
sulting "Pauline Merritt Special
Needs Trusts" created by the 'Last
Will & Testament' of the decedent
herein, an unambiguous document
that has not been challenged; and it
is further

ORDERED that service of this
"Show Cause Order" along with the
Personal Representative's omnibus
pleading as filed on or about No-
vember 18, 2025, shall occur at least
twenty (20) days before said Hear-
ing pursuant to part (b) of Maryland
Rule 6-443, as set forth hereinafter
(any entity that is not served shall
not be prejudiced by failing to ap-
pear at said Hearing).

Jason DeLoach, Associate Judge

153021 (5-21,5-28,6-4)

Trevor M. Allen, Esq.
4416 East West Highway, 4th Floor
Bethesda, Maryland 20814
301-634-3174

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

**TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JAMES LIONEL BUTLER**

Notice is given that Vilma Butler,
whose address is 10544 Sugarberry
St, Waldorf, MD 20603, was on May
12, 2026 appointed personal repre-
sentative of the small estate of James
Lionel Butler who died on Novem-
ber 21, 2025 with a will.

Further information can be ob-
tained by reviewing the estate file in
the office of the Register of Wills or
by contacting the personal repre-
sentative or the attorney.

All persons having any objection
to the appointment shall file their
objections with the Register of Wills
within 30 days after the date of pub-
lication 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 repre-
sentative or file them with the Reg-
ister of Wills with a copy to the un-
dersigned on or before the earlier of
the following dates:

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

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

VILMA 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. 141446
153050 (5-28)

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

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

Notice is given that Ashleigh
Noble, whose address is 8246 Marl-
ton Ct, Severn, MD 21144-2909, was
on May 1, 2026 appointed Personal
Representative of the estate of
LOUISE CUMMINGS, who died on
March 3, 2026 without a will.

Further information can be ob-
tained by reviewing the estate file in
the office of the Register of Wills or
by contacting the personal repre-
sentative or the attorney.

All interested persons or unpaid
claimants having any objection to
the appointment of the personal
representative shall file their objec-
tion with the Register of Wills on or
before the 1st day of November,
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 November, 2026.

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

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

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

ASHLEIGH NOBLE
Personal Representative

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

Estate No. 141087
152951 (5-14,5-21,5-28)

LEGALS

Janelle M Ryan-Colbert
3060 Mitchellville Road Suite 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
DONALD B ALLEN**

Notice is given that MARIA
CRUZ DE ALLEN, whose address
is 2910 Kutztown Rd, Reading, PA
19605-2657, was on April 21, 2026
appointed Personal Representative
of the estate of DONALD B ALLEN,
who died on January 27, 2025 with-
out a will.

Further information can be ob-
tained by reviewing the estate file in
the office of the Register of Wills or
by contacting the personal repre-
sentative or the attorney.

All interested persons or unpaid
claimants having any objection to
the appointment of the personal
representative shall file their objec-
tion 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 repre-
sentative or file it with the Register
of Wills with a copy to the un-
dersigned on or before the earlier of
the following dates:

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

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

MARIA CRUZ DE ALLEN
Personal Representative

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

Estate No. 136617
152956 (5-14,5-21,5-28)

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

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

Notice is given that Emanuel
Cummings, whose address is 16300
Brooktrail Ct, Upper Marlboro, MD
20772-3272, and Clarence C Mason,
whose address is 135 Merryman Ct,
Annapolis, MD 21401-4203, were on
May 19, 2026 appointed Co-Personal
Representatives of the estate of
MATILDA E MASON who died on
January 19, 2026 without a will.

Further information can be ob-
tained by reviewing the estate file in
the office of the Register of Wills or
by contacting the co-personal repre-
sentatives or the attorney.

All interested persons or unpaid
claimants having any objection to
the appointment of the personal
representative shall file their objec-
tion with the Register of Wills on or
before the 1st day of November,
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 November, 2026.

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

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

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

EMANUEL CUMMINGS
Personal Representative

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

Estate No. 141298
152950 (5-14,5-21,5-28)

Amber C Green Esq
658 Kenilworth Dr Ste 203
Towson, MD 21204-2334
443-470-3599

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

**TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PAMELA M NFOR**

Notice is given that Felix Azoh,
whose address is 10012 Passage Dr,
Upper Marlboro, MD 20772-4538,
was on April 21, 2026 appointed
Personal Representative of the es-
tate of PAMELA M NFOR, who
died on February 15, 2025 without a
will.

Further information can be ob-
tained by reviewing the estate file in
the office of the Register of Wills or
by contacting the personal repre-
sentative or the attorney.

All interested persons or unpaid
claimants having any objection to
the appointment of the personal
representative shall file their objec-
tion 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 repre-
sentative or file it with the Register
of Wills with a copy to the un-
dersigned on or before the earlier of
the following dates:

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

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

FELIX AZOH
Personal Representative

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

Estate No. 136617
152956 (5-14,5-21,5-28)

LEGALS

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

**TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MATILDA E MASON**

Notice is given that Sylviane A
Mason, whose address is 16300
Brooktrail Ct, Upper Marlboro, MD
20772-3272, and Clarence C Mason,
whose address is 135 Merryman Ct,
Annapolis, MD 21401-4203, were on
May 19, 2026 appointed Co-Personal
Representatives of the estate of
MATILDA E MASON who died on
January 19, 2026 without a will.

Further information can be ob-
tained by reviewing the estate file in
the office of the Register of Wills or
by contacting the co-personal repre-
sentatives or the attorney.

All interested persons or unpaid
claimants having any objection to
the appointment of the co-personal
representatives shall file their objec-
tion with the Register of Wills on or
before the 19th day of November,
2026.

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

Any person having a claim against
the decedent must present the claim
to the undersigned co-personal repre-
sentatives or file it with the Regis-
ter of Wills with a copy to the un-
dersigned on or 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-per-
sonal representatives mails or other-
wise delivers to the creditor a copy
of this published notice or other
written notice, notifying the creditor
that the claim will be barred unless
the creditor presents the claims
within two months from the mailing
or other delivery of the notice. A
claim not presented or filed on or
before that date, or any extension
provided by law, is unenforceable
thereafter. Claim forms may be ob-
tained from the Register of Wills.

SYLVIANE A MASON
CLARENCE C MASON
Co-Personal Representatives

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

LEGALS

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee, Plaintiff
 v.
 Arnita W. Riley
 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-26-000195

NOTICE is hereby given this 4th day of May 2026, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 4th day of June, 2026 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 4th day of June, 2026.

The Report of Sale states the amount of the foreclosure sale to be \$ 29,116.00. The property sold herein is One 231,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:
 Mahasin El Amin, Clerk
 152919 (5-14,5-21,5-28)

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee, Plaintiff
 v.
 Yvette Lopez Torres
 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-26-000204

NOTICE is hereby given this 4th day of May 2026, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 4th day of June, 2026 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 4th day of June, 2026.

The Report of Sale states the amount of the foreclosure sale to be \$ 43,053.42. The property sold herein is One 200,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:
 Mahasin El Amin, Clerk
 152920 (5-14,5-21,5-28)

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee, Plaintiff
 v.
 Dale R. Kivett and Beth M. Kivett
 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-26-000455

NOTICE is hereby given this 4th day of May 2026, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 4th day of June, 2026 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 4th day of June, 2026.

The Report of Sale states the amount of the foreclosure sale to be \$ 62,354.68. The property sold herein is One 818,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:
 Mahasin El Amin, Clerk
 152921 (5-14,5-21,5-28)

LEGALS

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee, Plaintiff
 v.
 Antonio D. Delacruz and Diana P. Gonzalez
 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-26-000454

NOTICE is hereby given this 4th day of May 2026, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 4th day of June, 2026 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 4th day of June, 2026.

The Report of Sale states the amount of the foreclosure sale to be \$ 45,754.53. The property sold herein is One 569,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:
 Mahasin El Amin, Clerk
 152922 (5-14,5-21,5-28)

LEGALS

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee, Plaintiff
 v.
 DEBRA ROSELANI GILLEN
 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-26-000206

NOTICE is hereby given this 5th day of May 2026, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 5th day of June, 2026 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 5th day of June, 2026.

The Report of Sale states the amount of the foreclosure sale to be \$ 77,473.16. The property sold herein is One 1,749,000/389,331,000 fractional fee simple undivided Designated Vacation Ownership Interest (the "Designated VOI") in the 18 Designated VOI Units numbered 707, 722, 807, 822, 922, 1101, 1102, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121 and 1122 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Designated VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:
 Mahasin El Amin, Clerk
 152924 (5-14,5-21,5-28)



ORDER OF PUBLICATION

COLUMBIA LIENS LLC Plaintiff,
 v.
 GBAYE & LUCY ADEWUYI Prince George's County, Maryland Occupant
 Unknown Owners
 PAMELA E LINO GALVEZ Prince George's County, Maryland Occupant
 Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1836 METZEROTT RD, UNIT 602, HYATTSVILLE, MD 20783, Parcel No. 17-1939800,

And
 ANY UNKNOWN OWNER OF THE PROPERTY 1836 METZEROTT RD, UNIT 602, HYATTSVILLE, MD 20783, Parcel No. 17-1939800, 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.
 Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-26-002888

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1939800 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

UNIT 602 982.0000 Sq.Ft. & Imps. Presidential Tower

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

It is thereupon this 19th day of May, 2026, by the Circuit Court for Prince George's County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 21st day of July, 2026, and redeem the property with Parcel Identification Number 17-1939800 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
 Mahasin El Amin, Clerk

153042 (5-28,6-4,6-11)

LEGALS

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee, Plaintiff
 v.
 James L. Orr and Colleen M. Orr
 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-26-000456

NOTICE is hereby given this 5th day of May 2026, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 5th day of June, 2026 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 5th day of June, 2026.

The Report of Sale states the amount of the foreclosure sale to be \$ 55,519.89. The property sold herein is One 505,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:
 Mahasin El Amin, Clerk
 152925 (5-14,5-21,5-28)

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee, Plaintiff
 v.
 Clarice J. Snyder and Nadine Edmonds
 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-26-000458

NOTICE is hereby given this 5th day of May 2026, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 4th day of June, 2026 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 4th day of June, 2026.

The Report of Sale states the amount of the foreclosure sale to be \$ 16,550.39. The property sold herein is One 84,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:
 Mahasin El Amin, Clerk
 152961 (5-14,5-21,5-28)

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee, Plaintiff
 v.
 Lisa D. Done and Scott Anderson
 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-26-000459

NOTICE is hereby given this 5th day of May 2026, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 4th day of June, 2026 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 4th day of June, 2026.

The Report of Sale states the amount of the foreclosure sale to be \$ 31,061.52. The property sold herein is One 1,000,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:
 Mahasin El Amin, Clerk
 152962 (5-14,5-21,5-28)

LEGALS

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee, Plaintiff
 v.
 Salvatore L. Capizzi and Serena M. Capizzi
 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-26-000460

NOTICE is hereby given this 4th day of May 2026, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 4th day of June, 2026 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 4th day of June, 2026.

The Report of Sale states the amount of the foreclosure sale to be \$ 51,688.66. The property sold herein is One 800,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:
 Mahasin El Amin, Clerk
 152923 (5-14,5-21,5-28)

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee, Plaintiff
 v.
 Patricia L. Ruppert and Richard F. Ruppert
 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-26-000452

NOTICE is hereby given this 14th day of May 2026, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 15th day of June, 2026 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 15th day of June, 2026.

The Report of Sale states the amount of the foreclosure sale to be \$ 68,917.04. The property sold herein is One 500,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:
 Mahasin El Amin, Clerk
 153025 (5-21,5-28,6-4)

LEGALS

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee, Plaintiff
 v.
 Lawrence Shombert
 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-26-000202

NOTICE is hereby given this 14th day of May 2026, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zicke

LEGALS

NOTICE TO CONTRACTORS

1. NOTICE IS HEREBY GIVEN THAT bids will be received by the Prince George's County Department of Public Works and Transportation, Office of Engineering and Project Management through the Speed eProcurement Platform at: <http://discovery.ariba.com/profile/AN01496591158> until **June 17, 2026, at 11:59 p.m.** eastern time for the following project:

SIGNAL MODIFICATION, PEDESTRIAN ACCESS AND SAFETY IMPROVEMENTS
IFB No. WS763188160
Contract No. 964- H(E)
SHA No. PGA65B51
F.A.P. No. AC-TAP-0004(243) E

2. Contract Documents.

Contract documents are only available for download at the following websites:
 • <http://discovery.ariba.com/profile/AN01496591158> The project can be found by IFB No. **WS763188160**.
 • eMaryland Marketplace (eMMA). The project can be found by project name or Project ID No. **BPM054040** at [Public Solicitations: eMaryland Marketplace Advantage \(eMMA\)](http://apps.roads.maryland.gov/BusinessWithSHA/contBidProp/ohd/constructContracts/CostClassKey.asp).

Bidders are encouraged to register at the eMMA, and SPEED websites to obtain applicable solicitation documents and notifications.

3. Project Description:

The work includes Full upgrade and modification to existing Signals to latest ADA standards, Gridsmart Video Detection Cameras, Interconnected to the county fiber optics. Installation of Five (5) Rapid Rectangular Flashing Beacons (RRFB) at elementary school locations and community Centers. Installation of Pedestrian crossing signs, Pavement Marking (Stop Bar & Crosswalks), Speed limit Signs, and existing Sidewalk ramp modifications

4. Minimum Qualifications:

Contractor(s) shall have a minimum of five (5) years of performing work similar in nature. The contractor must be IMSA Level II certified.

5. The estimated value of the Contract is classified with the letter designation "F" in accordance with the Maryland State Highway Administration Specifications, TC Section 2.01. (<http://apps.roads.maryland.gov/BusinessWithSHA/contBidProp/ohd/constructContracts/CostClassKey.asp>)

The approximate quantities for major items of work involved are as follows:

Unit	Quantity	Description
LS	1	MAINTENANCE OF TRAFFIC
UD	600	ARROW PANEL (AP)
SF	700	TEMPORARY TRAFFIC SIGNS HIGH PERFORMANCE WIDE ANGLE RETROREFLECTIVE SHEETING
EA	800	DRUMS FOR MAINTENANCE OF TRAFFIC
UD	780	PORTABLE VARIABLE MESSAGE SIGN (PVMS)
LS	1	MOBILIZATION AND DEMOBILIZATION
LF	5000	5 INCH TEMPORARY REMOVABLE PAVEMENT MARKING TAPE- ANY COLOR
CY	500	CLASS 1 EXCAVATION
CY	50	TEST PIT EXCAVATION
TON	500	HOT MIX ASPHALT SUPERPAVE, 12.5 MM FOR SURFACE, PG 64S-22, LEVEL 2
SY	7500	FINE MILLING ASPHALT PAVEMENT, 1 INCH TO 2.5 INCH DEPTH
LF	5000	5 INCH WHITE LEAD-FREE THERMOPLASTIC PAVEMENT MARKINGS
LF	4000	5 INCH YELLOW LEAD-FREE THERMOPLASTIC PAVEMENT MARKINGS
LF	100	15 INCH YELLOW LEAD-FREE THERMOPLASTIC PAVEMENT MARKINGS
LF	3200	12 IN. WIDE HEAT APPLIED PREFORMED THERMOPLASTIC PAVEMENT MARKING - WHITE FOR CROSSWALK.
LF	4954	24 IN. WIDE HEAT APPLIED PREFORMED THERMOPLASTIC PAVEMENT MARKING - WHITE FOR STOP LINE.
SF	100	WHITE PREFORMED THERMOPLASTIC PAVEMENT MARKING LEGENDS AND SYMBOLS
LF	4000	REMOVAL OF EXISTING PAVEMENT MARKING LINES, ANY WIDTH
LF	500	STANDARD 6-INCH HIGH RETAINING WALL CURB MONOLITIC WITH SIDEWALK
LF	1100	CONCRETE CURB AND GUTTER - PRINCE GEORGE'S COUNTY STD. NO 300.01
LF	100	TYPE A CURB ANY HEIGHT OR DEPTH (BACKER CURB)
SF	3200	FIVE INCH (5") THICK CONCRETE SIDEWALK - PRINCE GEORGE'S COUNTY STD. NO. 300.05 & 300.06
SF	18100	SIX INCH (6") THICK CONCRETE RAMPS - PRINCE GEORGE'S COUNTY STD. NO. 300.07 & 300.08
SF	900	DETECTABLE WARNING SURFACE
EA	5	FLEXIBLE DELINEATOR POSTS
SY	300	FURNISH & INSTALL TOPSOIL TWO INCH (2") DEPTH
SY	300	TURFGRASS SOD ESTABLISHMENT
EA	2	FURNISH AND INSTALL TRAFFICWARE (NAZTEC) NEMA SIZE "6" BASE MOUNTED CABINET (MODEL #70006-PGC2V-68) WITH NAZTEC EIGHT PHASE ATC SIGNAL CONTROLLER (MODEL #980-B240), INCLUDING INTERSECTION MONITOR, VIDEO DETECTION INTERFACE MODULES AND ALL ASSOCIATED HARNESSSES.
EA	1	FURNISH AND INSTALL TCS NEMA SIZE "6" BASE MOUNTED CABINET WITH NAZTEC EIGHT PHASE ETHERNET ATC SIGNAL CONTROLLER (TCS MODEL # MP16 GR-TW) WITH INTERSECTION MONITOR, VIDEO DETECTION INTERFACE MODULES, ALL ASSOCIATED HARNESSSES.
EA	3	UNINTERRUPTIBLE POWER SUPPLY (UPS) BY CLARY CORP. CONTINUOUS POWER SUPPLY MODEL # SP1250LX-N WITH POWER INTERFACE BYPASS SWITCH #SPD-302, BATTERIES (6) 51 AH (PART #OP-72D), BATTERY CONNECTOR HARNESS. (SINGLE STRING 72 VDC BATTERY CABLE, MODEL #SP-19N1)
CY	55	CONCRETE FOUNDATION FOR TRAFFIC SIGNAL TRAFFIC POLE AND SIGNAL EQUIPMENT
EA	1	21 FT. STEEL MAST ARM POLE WITH 40 FT. MAST ARM
EA	2	20 FT. STEEL CURVED TWIN MAST ARM POLE WITH 50 FT. AND 70 FT. CURVED MAST ARMS
EA	2	27 FT. STEEL MAST ARM POLE WITH 40 FT. MAST ARM
EA	3	27 FT. STEEL MAST ARM POLE WITH 50 FT. MAST ARM
EA	2	27 FT. STEEL MAST ARM POLE WITH 60 FT. MAST ARM
EA	16	10 FT. STEEL PEDESTAL POLE WITH BREAK-AWAY TRANSFORMER BASE.
EA	8	10 FT. STEEL PEDESTAL POLE WITH BREAK-AWAY COUPLING BASE.
N/A	0	INTENTIONALLY LEFT BLANK
EA	27	12 IN., ONE-WAY, THREE SECTION (R,Y,G) BLACK SIGNAL HEAD - WITH MAST ARM FASTENING HARDWARE (NAZTEC BRAND) WITH DIALIGHT L.E.D. (XL SERIES LENSES).
EA	2	12 IN., ONE-WAY, FOUR SECTION BLACK SIGNAL HEAD - WITH MAST ARM FASTENING HARDWARE (NAZTEC BRAND) WITH DIALIGHT L.E.D. (XL SERIES FOR R,Y,G & X SERIES FOR GA LENSES)
EA	10	12 IN., ONE-WAY, FIVE SECTION BLACK SIGNAL HEAD - WITH MAST ARM FASTENING HARDWARE (NAZTEC BRAND) WITH DIALIGHT L.E.D. (XL SERIES FOR R,Y,G & X FOR YA,GA LENSES)
EA	24	16 IN., ONE-WAY, ONE SECTION COUNTDOWN PEDESTRIAN SIGNAL HEAD WITH L.E.D. INDICATORS (DIALIGHT NO: 430-647-9001X) FOR POST TOP MOUNT USING 4 IN. ONE-WAY (BLACK) SLIP FITTER WITH TRI-STUD STAINLESS STEEL HARDWARE.
EA	24	CAMPBELL AUDIBLE PEDESTRIAN PUSHBUTTON ASSEMBLY(A915) & PEDESTRIAN PUSH-

LEGALS

EA	3	BUTTON SIGN R10-3E (9 IN. x 15 IN.) POLE MOUNTED (AFS BY CAMPBELL MODEL #WiAPB915)
EA	12	AUDIBEL PEDESTRIAN CONTROL UNIT BY CAMPBELL (WiAPC)
EA	44	INSTALL OVERHEAD STREET NAME SIGN (COUNTY SUPPLIED SIGN: CONTRACTOR TO SUPPLY MOUNTING HARDWARE)
EA	26	HANDBOX (17x30x36).
EA	4	HANDBOX (24 X 36 X 36).
LF	3309	HEAVY DUTY HANDBOX (30 X 48 X 36).
LF	4393	7-CONDUCTOR CABLE (NO. 14 A.W.G.) IMSA 20-1.
LF	3968	5-CONDUCTOR CABLE (NO. 14 A.W.G.) IMSA 20-1.
LF	3643	3-CONDUCTOR CABLE (NO. 14 A.W.G.) IMSA 20-1.
LF	397	2-CONDUCTOR CABLE (NO. 14 A.W.G.) IMSA 20-1.
LF	215	ELECTRICAL CABLE 3 - CONDUCTOR NO. 12AWG COPPER TYPE T/C
LF	138	3-CONDUCTOR 4/0 ALUMINUM SERVICE CABLE.
LF	130	1-CONDUCTOR CABLE (NO. 8 A.W.G.).
LF	2089	2 IN. PVC [SCHEDULE 80] ELECTRICAL CONDUIT - TRENCHED.
LF	107	3 IN. PVC [SCHEDULE 80] ELECTRICAL CONDUIT - TRENCHED.
LF	111	2 PCS OF 3 IN. PVC [SCHEDULE 80] ELECTRICAL CONDUIT - TRENCHED.
LF	94	4 IN. PVC [SCHEDULE 80] ELECTRICAL CONDUIT - TRENCHED.
LF	1221	2 PCS OF 4 IN. PVC [SCHEDULE 80] ELECTRICAL CONDUIT - TRENCHED.
LF	1735	2 PCS OF 4 IN. PVC [SCHEDULE 80] ELECTRICAL CONDUIT - SLOTTED IN ROADWAY.
LF	3615	3 IN. (ONE EACH) PVC [SCHEDULE 80] ELECTRICAL CONDUIT - BORED.
LF	95	3 IN. (ONE EACH) PVC [SCHEDULE 80] ELECTRICAL CONDUIT - TRENCHED.
EA	3	3 IN. (ONE EACH) PVC [SCHEDULE 80] ELECTRICAL CONDUIT - SLOTTED IN ROADWAY.
EA	2	ELECTRICAL UTILITY SERVICE EQUIPMENT (120/240 V, ONE PHASE, THREE WIRE SYSTEM) FOR AN ISOLATED PEDESTAL ELECTRICAL SERVICE PER PRINCE GEORGES COUNTY STANDARD TS-13 AND TS-14. (PEPCO: MIDWEST #R108CP6HP034)
EA	4	20 FOOT LIGHTING ARM ON SIGNAL STRUCTURE WITH LED ROADWAY LUMINAIRE (131 W LED DIALIGHT MODEL #SL3C5HLGG)
EA	3	30 IN. X 36 IN. R3-5(L) SIGN - WITH MAST ARM FASTENING HARDWARE.
EA	2	30 IN. X 36 IN. R3-5(R) SIGN - WITH MAST ARM FASTENING HARDWARE.
EA	1	30 IN. X 36 IN. R3-6(L) SIGN - WITH MAST ARM FASTENING HARDWARE.
SF	495.25	30 IN. X 36 IN. R3-6(R) SIGN - WITH MAST ARM FASTENING HARDWARE.
EA	45	SHEET ALUMINUM SIGNS
LF	300	GROUND ROD - 3/4 IN. DIAMETER X 10 FT. LENGTH.
EA	1	BARE COPPER STRANDED GROUND WIRE (NO. 6 A.W.G.).
EA	2	ALDIS GRID SMART VIDEO DETECTION SYSTEM J.O. HERBERT INC.: PART #PGC-GS2CCPFM+ - 2 FISHEYE.
EA	3	ALDIS GRID SMART VIDEO DETECTION SYSTEM J.O. HERBERT INC.: PART #PGC-GS2ACPFM+ - 1 FISHEYE & 2 ADVANCED CAMERAS
EA	3	ALDIS GRID SMART VIDEO DETECTION SYSTEM SET-UP KIT W/10 IN. COLOR MONITOR AND TRACK BALL (PART# PGC-PMI)
LF	1695	CAT 5E OUTDOOR RATED VIDEO DETECTION, SHIELDED, GEL-FILLED CABLE WITH DRAIN WIRE AND RJ-45 CONNECTORS (PART# PGC-C50C)
LF	9750	DIELECTRIC LOOSE TUBE SINGLE MODE 24 COUNT FIBER OPTIC CABLE.
LS	1	FURNISH AND INSTALL CCTV SECURITY/ROADWAY SURVEILLANCE CAMERA AT THE INTERSECTION OF ADELPHI ROAD & WELLS PARKWAY: COHU 4260HD PTZ CAMERA SYSTEM
LS	1	FURNISH AND INSTALL CCTV SECURITY/ROADWAY SURVEILLANCE CAMERA AT THE INTERSECTION OF ALLENTOWN ROAD & TUCKER ROAD: COHU 4260HD PTZ CAMERA SYSTEM
LS	1	FURNISH AND INSTALL NETWORK EQUIPMENT SYSTEM AT ISSAC J GOURDINE MIDDLE SCHOOL ON ALLENTOWN ROAD
LS	1	FURNISH & INSTALL WS600 WEATHER/TEMPERATURE MONITORING SYSTEM, WEATHER SENSOR & CONTROLLER AT INTERSECTION OF ALLENTOWN ROAD & TUCKER ROAD
LS	1	FURNISH & INSTALL WS600 WEATHER/TEMPERATURE MONITORING SYSTEM, WEATHER SENSOR & CONTROLLER AT INTERSECTION OF ADELPHI ROAD AT WELLS PARKWAY
LS	1	FURNISH & INSTALL WS600 WEATHER/TEMPERATURE MONITORING SYSTEM, WEATHER SENSOR & CONTROLLER AT INTERSECTION OF MARLBORO PIKE AT DONNELL DRIVE
LS	1	FURNISH AND INSTALL COMMUNICATION EQUIPMENT AT INTERSECTION OF ALLENTOWN RD & TUCKER ROAD
LS	1	FURNISH AND INSTALL COMMUNICATION EQUIPMENT AT INTERSECTIONS OF ADELPHI RD AT WELLS PARKWAY & ADELPHI RD AT BELCREAST ROAD
LS	1	FURNISH AND INSTALL COMMUNICATION EQUIPMENT AT INTERSECTIONS OF MARLBORO PIKE AT BOONS LANE, FOREST VILLAGE MALL AT DONNELL DRIVE, AND MARLBORO PIKE AT DONNELL DRIVE
LS	1	1000 FEET FIBER AND POWER COMBINATION CABLE WITH FAST CONNECT LC MULTIMODE CONNECTORS (PART # PGC-Fib1000wConn)
LS	1	REMOVAL OF EXISTING OVERHEAD TRAFFIC SIGNAL INTERCONNECT CABLE AT INTERSECTION ALLENTOWN RD & TUCKER ROAD/ARUNDEL DRIVE
LS	1	REMOVAL OF EXISTING OVERHEAD TRAFFIC SIGNAL INTERCONNECT CABLE AT INTERSECTION OF MARLBORO PIKE @ BOONES LANE, DONNELL DRIVE @ FOREST VILLAGE MALL & MARLBORO PIKE @ DONNELL DR
LS	1	REMOVAL OF EXISTING OVERHEAD TRAFFIC SIGNAL INTERCONNECT CABLE AT ADELPHI RD @ WELLS PKWY & ADELPHI RD @ BELCREAST ROAD
LS	1	RRFB ASSEMBLY SOLAR POWERED FLASHING RECTANGULAR RAPID FLASHING BEACON (RRFB) WARNING SYSTEM AT BARLOW ROAD & MATTHEW HENSON AVENUE
LS	1	RRFB ASSEMBLY SOLAR POWERED FLASHING RECTANGULAR RAPID FLASHING BEACON (RRFB) WARNING SYSTEM AT FORT FOOTE RD AND INDIAN QUEEN ELEMENTARY SCHOOL
LS	1	RRFB ASSEMBLY SOLAR POWERED FLASHING RECTANGULAR RAPID FLASHING BEACON (RRFB) WARNING SYSTEM AT MARCY AVENUE & GLASSMANOR ELEMENTARY SCHOOL
LS	1	RRFB ASSEMBLY SOLAR POWERED FLASHING RECTANGULAR RAPID FLASHING BEACON (RRFB) WARNING SYSTEM AT MERRIMAC DR & LANGLEY PARK-MCCORMIC ELEMENTARY SCHOOL
LS	1	RRFB ASSEMBLY SOLAR POWERED FLASHING RECTANGULAR RAPID FLASHING BEACON (RRFB) WARNING SYSTEM AT WALKERMILL ROAD & JOHN H. BAYNE ELEMENTARY SCHOOL
LS	1	REMOVE AND DISPOSE OF EXISTING SIGNAL EQUIPMENT
LS	1	REMOVE AND SALVAGE EXISTING SIGNAL CONTROLLER CABINET, VIDEO DETECTION CAMERAS AND ALL AUXILIARY EQUIPMENT
EA	18	REMOVE EXISTING HANDBOX

LEGALS

EA	44	GALVANIZED U-SHAPE STEEL CHANNEL SIGN SUPPORT
SF	219	REMOVE EXISTING GROUND MOUNTED SIGN AND SUPPORT
SF	2	REMOVE AND RELOCATE EXISTING GROUND MOUNTED SIGNS
EA	1	GENERATOR (HONDA EU 2200ITANI), GENERATOR CAGE (J.O. HERBERT, INC PART # SGB-10), GENERATOR HARNESS AND CONCRETE FOUNDATION
EA	6	SOLAR POWORED LED ENHANCED SCHOOL CROSSING SIGN

6. The Bid must be on the forms provided with the specification, as specified in Part I, section 1.21: Bid Due Date and Submittal Requirements. The Bid forms shall be filled out completely stating price per each item and shall be signed by the Bidder giving his full name and business address.

7. **Bid Security.** When the total bid exceeds One Hundred Thousand Dollars (\$100,000.00), a bid security in the amount of five percent (5%) of the bid must accompany each bid. Please refer to IFB Part I, Instructions to Bidders, Section 1.12 Bid Security.

8. **Examination of Site and Data.** Each Bidder shall examine the specifications carefully, shall visit the site of the contemplated work, and shall familiarize itself thoroughly with all conditions of the contemplated work. Should doubt arise regarding any meaning, intent, or condition of the specifications, or site, the Bidder shall make inquiry before submitting a bid. Submission of a bid will indicate that the Bidder understands thoroughly the specifications and the conditions at the site of the work.

9. **Bonding.** A Performance Bond in the amount of one hundred percent (100%) of the Contract amount and a Payment Bond in the amount of one hundred percent (100%) of the Contract will be required on this project.

10. **Unbalanced bid.** Bidders are specifically warned against unbalancing their bid as this may render them non-responsive and/or non-responsible.

11. **Nondiscrimination.** In connection with the performance of work under this Contract, a Contractor who is the recipient of County funds, or who proposes to perform any work or furnish any goods under this agreement shall not discriminate against any worker, employee or applicant, or any member of the public because of religion, race, sex, age, sexual orientation, national origin, physical or mental disability, or perceived disability. Discriminatory practices based upon the foregoing are declared to be contrary to the public policy of the County. The Contractor agrees to be in full compliance with the Federal mandates of the Americans with Disabilities Act. The Contractor further agrees that this article will be incorporated by the Contractor in all contracts entered with suppliers of materials or services; and Contractors and sub-contractors and all labor organizations, furnishing skilled, unskilled and craft union skilled labor, or who may perform any such labor services in connection with this contract.

12. **This is a Federal Aid Project. The County Minority Bonus Point Allocation Program shall not be used to determine the award of this Contract.**

13. **This is a Federal Aid Project. The County-Based Business Preference shall not be used to determine the award of this Contract.**

14. **This is a Federal Aid Project. The prime contractor must perform a minimum of 50.1% of the work.**

15. The Contract shall be awarded to the responsible and responsive Bidder offering the lowest bid to the County in accordance with County Code § 10A-101(37 and 38).

16. A virtual Pre-Bid Conference will be held on **June 3, 2026, at 10:00 a.m.** eastern time, via Microsoft Teams. **Join: <https://teams.microsoft.com/meet/263186564327?p=IzTOHApw2W0NRqd2h>**
Meeting ID: 263 186 564 327 Passcode: 946E2yd9
Dial in by phone 1 240-673-1195 Phone conference ID: 169 917 17

153028 (5-21,5-28,6-4)

LEGALS

ORDER OF PUBLICATION

COLUMBIA LIENS LLC Plaintiff,

v. Plaintiff,

DEITRICE W RUFFIN
 Prince George's County, Maryland
 Occupant
 Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 3920 STONE GATE DR, UNIT 3920, SUTTLAND, MD 20746, Parcel No. 06-0505339,

And

ANY UNKNOWN OWNER OF THE PROPERTY 716 60TH PL, CAPITOL HEIGHTS, MD 20743, Parcel No. 18-2097384,

And

ANY UNKNOWN OWNER OF THE PROPERTY 716 60TH PL, CAPITOL HEIGHTS, MD 20743, Parcel No. 18-2097384, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-26-002885

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-2097384 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

2,875.0000 SQ FT & IMP'S FAIRMOUNT HEIGHTS LOT 49 BLK G

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

It is thereupon this 19th day of May, 2026, by the Circuit Court for Prince George's County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 21st day of July, 2026, and redeem the property with Parcel Identification Number 18-2097384 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
 Mahasin El Amin, Clerk

153040 (5-28,6-4,6-11)

ORDER OF PUBLICATION

COLUMBIA LIENS LLC Plaintiff,

v. Plaintiff,

DEITRICE W RUFFIN
 Prince George's County, Maryland
 Occupant
 Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 3920 STONE GATE DR, UNIT 3920, SUTTLAND, MD 20746, Parcel No. 06-0505339,

And

ANY UNKNOWN OWNER OF THE PROPERTY 3920 STONE GATE DR, UNIT 3920, SUTTLAND, MD 20746, Parcel No. 06-0505339, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-26-002892

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0505339 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

BLDG 3 UNIT 39 20 1,189.0000 SQ FT & IMP'S STONEGATE CONDO-P

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

It is thereupon this 19th day of May, 2026, by the Circuit Court for Prince George's County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 21st day of July, 2026, and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
 Mahasin El Amin, Clerk

153041 (5-28,6-4,6-11)

LEGALS

Nancy L Miller
8808 Old Branch Avenue
Clinton, MD 20735
301-868-2350

Sean Bittinger
1166 State Rte 3 S Suite 107
Gambrills, MD 21054
443-292-6400

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

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

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

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

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

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

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

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

**TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WESLEY MATTHEW TOMPKINS**

**TO ALL PERSONS INTERESTED
IN THE ESTATE OF
FERN L MARTIN**

**TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CLAUDIA MARTHA PAYNE
NEE GOEBEL**

**TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DAVID HAROLD HINNANT**

**TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CLYDE SYLVESTER BRISCOE JR**

Notice is given that Movita Puspa Naya, whose address is 10707 Quaking Aspen Way, Clinton, MD 20735-4263, was on May 8, 2026 appointed Personal Representative of the estate of Wesley Matthew Tompkins who died on April 18, 2026 with a will.

Notice is given that Kathleen A Siemer, whose address is 9928 Sudan Pl, Upper Marlboro, MD 20772-4854, was on May 7, 2026 appointed Personal Representative of the estate of Fern L Martin who died on February 1, 2026 with a will.

Notice is given that Michelle Simon, whose address is 401 N Washington St Ste 445, Rockville, MD 20850-0707, was on April 21, 2026 appointed Personal Representative of the estate of CLAUDIA MARTHA PAYNE NEE GOEBEL, who died on October 7, 2024 without a will.

Notice is given that Michelle Simon, whose address is 401 N Washington St Ste 445, Rockville, MD 20850-0707, was on April 21, 2026 appointed Personal Representative of the estate of DAVID HAROLD HINNANT, who died on February 16, 2022 without a will.

Notice is given that Michelle Simon, whose address is 401 N Washington St Ste 445, Rockville, MD 20850-0707, was on April 22, 2026 appointed Personal Representative of the estate of CLYDE SYLVESTER BRISCOE JR, who died on April 27, 2016 without a will.

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

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

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

Further information can be obtained by reviewing the estate file in the office of the 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 November, 2026.

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 November, 2026.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

MOVITA PUSPA NAYA
Personal Representative

KATHLEEN A SIEMER
Personal Representative

MICHELLE SIMON
Personal Representative

MICHELLE SIMON
Personal Representative

MICHELLE SIMON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 141417
152998 (5-21,5-28,6-4)

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 141103
153000 (5-21,5-28,6-4)

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 135692
152957 (5-14,5-21,5-28)

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 128116
152958 (5-14,5-21,5-28)

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 132864
152959 (5-14,5-21,5-28)

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

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

Notice is given that Becky Okorie, whose address is 213 Gallatin St NW, Washington, DC 20011-3232, and Crystal Okorie, whose address is 213 Gallatin St NW, Washington, DC 20011-3232 were on May 6, 2026 appointed Co-Personal Representatives of the estate of Caroline Okorie who died on February 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 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 6th day of November, 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 November, 2026.

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

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

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

BECKY OKORIE
CRYSTAL OKORIE
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. 141226
153008 (5-21,5-28,6-4)

LEGALS

LEGALS

LEGALS

LEGALS

LEGALS

Joseph C Capristo Esq.
23093 Three Notch Rd
California, MD 20619-2409
301-737-6330

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

Shannon Gahs Esq
5300 Dorsey Dr Suite 204
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443-686-9781

William A Blagoege
7240 Lensfield Court
Alexandria, Virginia 22315
571-278-5739

Henri C Delozier Jr
4000 Mitchellville Road Suite 416
Bowie, MD 20716
301-262-1200

Elisabeth M. Morse
Law Office of Brian Gormley, LLC
10605 Concord St Ste 420
Kensington, MD 20895
240-755-8384

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

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

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

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

**TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOHN WESELY SMITH**

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

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

**TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JEROME EPHRIAM SMITH**

**TO ALL PERSONS INTERESTED
IN THE ESTATE OF
NANCY KAY REDFERN**

Notice is given that John Michael Smith, whose address is 3333 Hughes Gasque Rd, Aynor, SC 29511-4210, was on May 14, 2026 appointed personal representative of the small estate of John Wesely Smith who died on January 22, 2026 with a will.

Notice is given that Michelle Simon, Esquire, whose address is 110 N. Washington Street, #500 Rockville, Maryland 20850, was on May 13, 2026 appointed personal representative of the small estate of Ngurkungi Darrikhuma, who died on November 4, 2024 without a will.

Notice is given that Joanne Hardy, whose address is 11309 Lenox Dr, Upper Marlboro, MD 20774-5713, was on May 15, 2026 appointed personal representative of the small estate of Ruth Marshall, who died on July 9, 2013 without a will.

Notice is given that JUDY DESAVAGE, whose address is 15508 Orchard Run Dr, Bowie, MD 20715-4613, was on May 1, 2026 appointed Personal Representative of the estate of Nancy Kay Redfern who died on February 28, 2026 with a will.

Notice is given that JUDY DESAVAGE, whose address is 15508 Orchard Run Dr, Bowie, MD 20715-4613, was on May 1, 2026 appointed Personal Representative of the estate of Nancy Kay Redfern 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.

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

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Further information can be obtained by reviewing the estate file in the office of the 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 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 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 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 November, 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 November, 2026.

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:

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:

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:

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

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

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

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

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

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

(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.

(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.

(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.

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

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice. A claim not presented or filed 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 MICHAEL SMITH
Personal Representative

MICHELLE SIMON, ESQUIRE
Personal Representative

JOANNE HARDY
Personal Representative

WILLIAM N. SMITH, JR.
Personal Representative

JUDY DESAVAGE
Personal Representative

CHARLES S. FUQUA
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 141260
153052 (5-28)

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 138115
153056 (5-28)

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 138768
153058 (5-28)

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 141448
153071 (5-28,6-4,6-11)

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 141343
153004 (5-21,5-28,6-4)

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 141160
153017 (5-21,5-28,6-4)

The Prince George's Post!

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Prince George's County Since 1932

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EDMUND DAVID GODDARD

Notice is given that Monica L Trotter, whose address is 7011 Perrywood Rd, Upper Marlboro, MD 20772, was on May 1, 2026 appointed Personal Representative of the estate of EDMUND DAVID GODDARD who died on April 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 1st day of November, 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 November, 2026.

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

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

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

MONICA L TROTTER
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 141340
152941 (5-14,5-21,5-28)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BESSIE V CLARK

Notice is given that Martin G Oliverio, whose address is 14300 Gallant Fox Ln Ste 103, Bowie, MD 20715-4031, was on April 21, 2026 appointed Personal Representative of the estate of BESSIE V CLARK who died on May 22, 2024 with a will.

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

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

MARTIN G OLIVERIO
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 133845
152942 (5-14,5-21,5-28)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**HELEN PENDER
AKA: HELEN DELORES BELL**

Notice is given that Sharron L Bell-Oesby, whose address is 6202 Heston Ter, Lanham, MD 20706-2398, was on April 16, 2026 appointed Personal Representative of the estate of HELEN PENDER 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.

SHARRON L BELL-OESBY
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 141156
152943 (5-14,5-21,5-28)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**CONSTANCE WILLOW
WILLIAMS**

Notice is given that Curtis Faucette Jr, whose address is 21796 Rockwood Ter, Sterling, VA 20164-7035, was on May 5, 2026 appointed Personal Representative of the estate of CONSTANCE WILLOW WILLIAMS, who died on February 20, 2026 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 5th day of November, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 5th day of November, 2026.

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

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

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

CURTIS FAUCETTE 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. 141121
152946 (5-14,5-21,5-28)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WILLIAM LESTER SHEPHERD

Notice is given that Orice Smith Shepherd, whose address is 13801 Old Chapel Rd, Bowie, MD 20715, was on May 4, 2026 appointed Personal Representative of the estate of WILLIAM LESTER SHEPHERD, who died on October 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 4th day of November, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 4th day of November, 2026.

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

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

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

ORICE SMITH SHEPHERD
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 139675
152948 (5-14,5-21,5-28)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MIRIAM LEOLA LEWIS

Notice is given that Brian Lewis, whose address is 810 Summit Ave, Hackensack, NJ 07601-1616, was on May 4, 2026 appointed Personal Representative of the estate of MIRIAM LEOLA LEWIS, who died on April 17, 2026 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 4th day of November, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 4th day of November, 2026.

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

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

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

BRIAN LEWIS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 141349
152949 (5-14,5-21,5-28)

LEGALS

Kemlia Reed Sherman Esq
PO Box 2304
Waldorf, MD 20604-2304
775-453-6542

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JULIA A WELLS

Notice is given that Theresa Ann Wells-Brown, whose address is 8203 Foxhall Rd, Clinton, MD 20735-6106, was on May 4, 2026 appointed Personal Representative of the estate of JULIA A WELLS who died on October 20, 2025 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 4th day of November, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 4th day of November, 2026.

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

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

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice. A claim not presented or filed 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 ANN WELLS-BROWN
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 140885
152938 (5-14,5-21,5-28)

LEGALS

Mariela C. D'Alessio, Esq
6 North Park Drive, Suite 108
Hunt Valley, MD 21030
410-600-3721

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
KATHERINE MCKENZIE

Notice is given that Steven McKenzie, whose address is 4504 Sprucewood Court, Temple Hills, MD 20748, was on April 27, 2026 appointed Personal Representative of the estate of KATHERINE MCKENZIE, who died on November 10, 2025 without a will.

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

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

STEVEN MCKENZIE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 140678
152954 (5-14,5-21,5-28)

Maxwell H White Esq
12111 Main Street
Union Bridge, MD 21791
443-647-9008

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DESHAWNTA MUIE

Notice is given that Mary M Sistrun-Williams, whose address is 3420 Rickey Ave Apt 308, Temple Hills, MD 20748-4691, was on May 4, 2026 appointed Personal Representative of the estate of DESHAWNTA MUIE, who died on February 28, 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 4th day of November, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 4th day of November, 2026.

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

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

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice. A claim not presented or filed 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 M SISTRUN-WILLIAMS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 133557
152947 (5-14,5-21,5-28)

Karen M. Authement, Esq.
540 Ritchie Highway, Suite 201
Severna Park, MD 21146
410-777-8646

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HERBERT ODOM, JR

Notice is given that Karen M. Authement, whose address is 540 Ritchie Highway, Ste 201, Severna Park, MD 21146, was on May 1, 2026 appointed Personal Representative of the estate of HERBERT ODOM, JR, who died on November 1, 2024 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 1st day of November, 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 November, 2026.

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

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

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

KAREN M. AUTHEMENT
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 141344
152952 (5-14,5-21,5-28)

LEGALS

Rick Todd
5850 Waterloo Road, Suite 140
Columbia, MD 21045
443-720-7500

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HOPE ELIZABETH SMITH

Notice is given that Bobbie Cummings Smith, whose address is 24341 Jerome St., Oak Park, MI 48237, was on April 29, 2026 appointed Personal Representative of the estate of HOPE ELIZABETH SMITH, who died on November 22, 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 29th 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 29th 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.

BOBBIE CUMMINGS 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. 141271
152953 (5-14,5-21,5-28)

The Prince George's Post!

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Prince George's County Since 1932

LEGALS

NOTICE TO CONTRACTORS

1. NOTICE IS HEREBY GIVEN THAT bids will be received by the Prince George's County Department of Public Works and Transportation, Office of Engineering and Project Management through the Speed eProcurement Platform at: [SAP Business Network](https://sap.business-network.com) until **June 18, 2026, at 11:59 p.m.** Eastern time for the following project:

BUS STOP IMPROVEMENT PROGRAM PHASE 4
IFB NO. WS2135993693
CONTRACT NO. 976-H (D)

2. **Contract Documents.**

Contract documents are only available for download on the following websites:

- SPEED eProcurement Platform.
<https://portal.us.bn.cloud.ariba.com/dashboard/public/appext/comsapsbncdiscoveyui#/leads/search?anId=AN01496591158>
 The project can be found by IFB NO. **WS2135993693**.

- eMaryland Marketplace (eMMA). The project can be found by project name or Project ID No. **BPM056999** at Public Solicitations: eMaryland Marketplace Advantage (eMMA).

Bidders are encouraged to register at the eMMA, and SPEED websites to obtain applicable solicitation documents and notifications.

3. **Project Description:**

The work consists of excavation; grading; installation of concrete sidewalk, driveway aprons, curb and gutter; installation of bus shelters; and installation of detectable warning surface (DWS) to increase pedestrian access and ADA compliance at existing bus stop locations. Project scope includes erosion and sediment control, salvage and spread topsoil, turgrass establishment, and other miscellaneous items.

4. **Minimum Qualifications:**

The County will only permit approved paving contractors to perform asphalt paving on its contracts. To bid or perform asphalt paving work on this project, all contractors including all tiers of subcontractors that are subcontracted to perform asphalt paving services, must be approved by Prince George's County as an acceptable paving contractor at the time bids are due and throughout the duration of the project. Evidence of Prince George's County certification, including that of its subcontractors, must be submitted by the prime bidder with its bid.

The Prince George County's Approved Paving Contractor's information is available on the web at <https://www.princegeorgescountymd.gov>.

5. The estimated value of the Contract is classified with the letter designation "D" in accordance with the Maryland State Highway Administration Specifications, TC Section 2.01. (<http://apps.roads.maryland.gov/BusinessWithSHA/contBidProp/ohd/constructContracts/ClassKey.asp>)

The approximate quantities for major items of work involved are as follows:

Unit	Quantity	Description
LS	1	MAINTENANCE OF TRAFFIC
SF	600	TEMPORARY TRAFFIC SIGNS (TIS)
EA	8	TYPE III BARRICADE FOR MAINTENANCE OF TRAFFIC
LF	3,000	TEMPORARY ORANGE CONSTRUCTION FENCE
EA	50	DRUMS FOR MAINTENANCE OF TRAFFIC
UD	200	PORTABLE VARIABLE MESSAGE SIGN (PVMS)
UD	200	ARROW PANEL (AP)
LS	1	MOBILIZATION AND DEMOBILIZATION
CY	260	CLASS 2 EXCAVATION
CY	32	COMMON BORROW EXCAVATION
LF	2,000	SILT FENCE
SY	200	TYPE A SOIL STABILIZATION MATTING
EA	10	AT-GRADE INLET PROTECTION
EA	10	CURB INLET PROTECTION
EA	10	COMBINATION INLET PROTECTION
EA	2	FILTER BAG (FB)
LF	50	12 INCH FILTER LOG
EA	1	PORTABLE SEDIMENT TANK
SY	86	REMOVE AND REPLACE COMMERCIAL DRIVEWAY ENTRANCE COUNTY STD. 200.01, 200.02, VARIABLE DEPTH PATCHING USING GRADED AGGREGATE BASE COURSE
LF	520	CONCRETE CURB AND GUTTER
LF	575	CONCRETE HEADER CURB
SF	6,565	CONCRETE SIDEWALK COUNTY STD. 300.05, 300.06, 300.07, 300.08
SF	4,780	CONCRETE BUS SHELTER PAD COUNTY STD. 300.24
SF	175	DETECTABLE WARNING SURFACE
CY	12	PLACING SALVAGED SUBSOIL
SY	35	PLACING FURNISHED TOPSOIL 4 INCH DEPTH
SY	35	TURFGRASS SOD ESTABLISHMENT
EA	9	REMOVE AND RELOCATE EXISTING GROUND MOUNTED SIGNS AND SUPPORTS

6. The Bid must be on the forms provided with the solicitation, as specified in Part I, section 1.21: Bid Due Date and Submittal Requirements. The Bid forms shall be filled out completely stating price per each item and shall be signed by the Bidder giving his full name and business address. The Bid Package shall be submitted electronically as specified in Part I, section 1.8: Receipt of Bids.

7. **Bid Security.** A bid security shall be required for all construction contracts when the contract price is estimated by the County to exceed Two Hundred and Fifty Thousand Dollars (\$250,000). The bid security shall be in an amount equal to 5% of the amount of the bid or price proposal and shall be an amount determined by the Purchasing Agent or Designee.

8. **Examination of Site and Data.** Each Bidder shall examine the specifications carefully, shall visit the site of the contemplated work, and shall familiarize itself thoroughly with all conditions of the contemplated work. Should doubt arise regarding any meaning, intent, or condition of the specifications, or site, the Bidder shall make inquiry before submitting a bid. Submission of a bid will indicate that the Bidder understands thoroughly the specifications and the conditions at the site of the work.

9. **Bonding.** A Performance and Payment bonds are required when the initial Contract Price exceeds One Hundred Thousand Dollars (\$100,000.00). A Performance Bond in the amount of one hundred percent (100%) of the Contract amount and a Payment Bond in the amount of one hundred percent (100%) of the Contract will be required on this project.

10. **Unbalanced bid.** Bidders are specifically warned against unbalancing their bid as this may render them non-responsive and/or non-responsible.

11. **Nondiscrimination.** In connection with the performance of work under this Contract, a Contractor who is the recipient of County funds, or who proposes to perform any work or furnish any goods under this agreement shall not discriminate against any worker, employee or applicant, or any member of the public because of religion, race, sex, age, sexual orientation, national origin, physical or mental disability, or perceived disability. Discriminatory practices based upon the foregoing are declared to be contrary to the public policy of the County. The Contractor agrees to be in full compliance with the Federal mandates of the Americans with Disabilities Act. The Contractor further agrees that this article will be incorporated by the Contractor in all contracts entered into with suppliers of materials or services; and Contractors and sub-contractors and all labor organizations, furnishing skilled, unskilled and craft union skilled labor, or who may perform any such labor services in connection with this contract.

12. **This is a Federal Aid Project. The County Minority Bonus Point Allocation Program shall not be used to determine the award of this Contract.**

13. **This is a Federal Aid Project. The County-Based Business Preference shall not be used to determine the award of this Contract.**

14. **This is a Federal Aid Project. The prime contractor must do more than 50.1% of the work with their own organization**

15. The Contract shall be awarded to the responsible and responsive Bidder offering the lowest bid to the County in accordance with County Code § 10A-101(37 and 38).

16. An optional virtual Pre-Bid Conference will be held on **June 4, 2026 at 10:00 a.m.** eastern time, via

Teams at: <https://teams.microsoft.com/meet/236167557267369?p=OIGL5cyQPrzgtUi6M>
 Or join using Meeting I.D.: 236 167 557 267 369 Password 4Ti7A9kB
 Dial by phone: 1 240-673-1195 Phone conference ID: 690 349 179#

153070 (5-28,6-4,6-11)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

319 WINSLOW ROAD
OXON HILL, MD 20745

By authority contained in a Deed of Trust dated August 13, 2015 and recorded in Liber 37369, Folio 151, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$255,290.00, and an interest rate of 3.375%, 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

JUNE 16, 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 \$24,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

TIME IS OF THE ESSENCE. If purchaser fails to go to settlement within ten days of ratification, or otherwise fails to comply with the terms of sale, the Trustee may declare the entire deposit forfeited and sell 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

153097 (5-28,6-4,6-11)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
ROBERTA LOUISE BURNS
 AKA: ROBERTA LOUISE GONZALES, ROBERTA L BURNS

Notice is given that Stacey Ann Gonzales, whose address is 8911 Cherry Tree Ln, Manassas, VA 20110-6109, was on May 19, 2026 appointed Personal Representative of the estate of ROBERTA LOUISE BURNS who died on April 3, 2026 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 19th day of November, 2026.

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

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

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

STACEY ANN GONZALES
 Personal Representative

CERETA A. LEE
 REGISTER OF WILLS FOR
 PRINCE GEORGE'S COUNTY
 P.O. Box 1729
 UPPER MARLBORO, MD 20773-1729
 Estate No. 141202

153069 (5-28,6-4,6-11)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
DEBORAH ANN LEARY

Notice is given that Alfred N Wilson Jr, whose address is 4215 Grant St NE, Washington, DC 20019, was on May 13, 2026 appointed Personal Representative of the estate of DEBORAH ANN LEARY who died on November 19, 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 November, 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 November, 2026.

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

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

ALFRED N WILSON 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. 140306

153074 (5-28,6-4,6-11)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
SANDRA THERESA MCCREARY

Notice is given that Larry McCreary, whose address is 7950 Suiter Way, Landover, MD 20785-4574, was on August 20, 2025 appointed personal representative of the small estate of Sandra Theresa McCreary, who died on May 2, 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.

LARRY MCCREARY
 Personal Representative

CERETA A. LEE
 REGISTER OF WILLS FOR
 PRINCE GEORGE'S COUNTY
 P.O. Box 1729
 UPPER MARLBORO, MD 20773-1729
 Estate No. 137640

153067 (5-28)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
HELEN VIRGINIA MATCHETT

Notice is given that Harry Matchett Jr, whose address is 13220 Lake Geneva Way, Germantown, MD 20874, was on May 1, 2015 appointed personal representative of the small estate of Helen Virginia Matchett, who died on April 5, 2015 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.

HARRY MATCHETT 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. 99757

153068 (5-28)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
MILDRED T DAVIS

Notice is given that Laverne T Moulden, whose address is 10208 Chautauqua Dr, Lanham, MD 20706, was on May 14, 2026 appointed Personal Representative of the estate of MILDRED T DAVIS who died on January 3, 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 November, 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 November, 2026.

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

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

LAVERNE T MOULDEN
 Personal Representative

CERETA A. LEE
 REGISTER OF WILLS FOR
 PRINCE GEORGE'S COUNTY
 P.O. Box 1729
 UPPER MARLBORO, MD 20773-1729
 Estate No. 140672

153075 (5-28,6-4,6-11)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
ANGELA RAWLINSO

Notice is given that Crystal Carpenter, whose address is 9429 Bluefield Rd, Springdale, MD 20774-5436, was on May 11, 2026 appointed Personal Representative of the estate of ANGELA RAWLINSO who died on April 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 11th day of November, 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 November, 2026.

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

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

CRYSTAL CARPENTER
 Personal Representative

CERETA A. LEE
 REGISTER OF WILLS FOR
 PRINCE GEORGE'S COUNTY
 P.O. Box 1729
 UPPER MARLBORO, MD 20773-1729
 Estate No. 141375

153076 (5-28,6-4,6-11)

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LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MICHAEL G RICHARDS

Notice is given that Christine M Richards, whose address is 9208 25th Pl., Adelphi, MD 20783, was on May 13, 2026 appointed personal representative of the small estate of Michael G Richards who died on April 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 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.

CHRISTINE M RICHARDS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 141458
153053 (5-28)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ANN ELIZABETH WILLIAMS

Notice is given that Marcus Williams, whose address is 6907 NW 70th Street, Tamarac, FL 33321, was on August 22, 2025 appointed personal representative of the small estate of Ann Elizabeth Williams who died on January 8, 2025 with a will.

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

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

MARCUS WILLIAMS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 136807
153054 (5-28)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SAUNDRA BROWN ASANTE

Notice is given that Ruby Smith, whose address is 11206 King Gallahan Court, Clinton, MD 20735, was on March 8, 2024 appointed personal representative of the small estate of Saundra Brown Asante who died on December 24, 2023 with a will.

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

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

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

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

RUBY 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. 132657
153055 (5-28)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DANLY WESTON

Notice is given that Autumn Weston, whose address is 15502 North Nemo Ct, Bowie, MD 20712, was on August 4, 2025 appointed personal representative of the small estate of Danly Weston, who died on June 4, 2025 without a will.

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

All persons having any objection to the appointment 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.

AUTUMN WESTON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 138203
153057 (5-28)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JAJA KORMA HARRISON

Notice is given that Janae Lewis, whose address is 7334 Beulah St, Alexandria, VA 22315, was on May 14, 2026 appointed personal representative of the small estate of JAJA KORMA HARRISON, who died on December 20, 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.

JANA E LEWIS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 140125
153065 (5-28)

NOTICE

HAYWARD MURRAY, JR. Plaintiff,
v.
VONNITA MURRAY Defendant.

**In the Circuit Court for Prince George's County, Maryland
Case No. CAD 22-16664**

ORDERED, this 6th day of May 2026, by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland, that the sale of property located at 13601 Hebron Lane, Upper Marlboro, Maryland 20774, mentioned in these proceedings, made and reported by Isaac H. Marks, Esquire, Trustee, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the day of 8th day of June, 2026, provided a copy of this Notice shall be inserted in a newspaper published in said County once in each of three successive weeks before the day of 8th day of June, 2026.

The report states the amount of sale to be \$1,005,000.00.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
152964 (5-14,5-21,5-28)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CHARLES HENRY MARSHALL

Notice is given that Carolyn D Marshall, whose address is 3303 La Dova Way, Upper Marlboro, MD 20774-2540, was on May 19, 2026 appointed personal representative of the small estate of Charles Henry Marshall, who died on September 6, 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.

CAROLYN D MARSHALL
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 139677
153059 (5-28)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DIANA RIDDICK-ROYSTER

Notice is given that Jasmine Royster, whose address is 13112 Musicmaster Drive, Silver Spring, MD 20904, was on May 13, 2026 appointed personal representative of the small estate of Diana Riddick-Royster, who died on March 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 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.

JASMINE ROYSTER
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 140992
153064 (5-28)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MORRIS MOORE

Notice is given that Ann E Moore, whose address is 4030 27th Ave, Temple Hills, MD 20748-1604, was on May 18, 2026 appointed personal representative of the small estate of Morris Moore, who died on October 2, 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.

ANN E MOORE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 140933
153060 (5-28)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**HELIANTHE MONKOU
AKA: HELIANTHE VIRGINIA
MONKOU**

Notice is given that Joy Monkou, whose address is 7631 Arbory Ct, Laurel, MD 20707, was on November 21, 2025 appointed personal representative of the small estate of Helianthe Monkou, who died on August 21, 2025 without a will.

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

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

JOY MONKOU
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 139454
153066 (5-28)

**CITY OF SEAT PLEASANT
LEGISLATION ADOPTED
CITY COUNCIL PUBLIC HEARING
WEDNESDAY, APRIL 29, 2026**

**CHARTER AMENDMENT RESOLUTION NO. CA-26-01
A CHARTER AMENDMENT RESOLUTION OF THE COUNCIL OF THE CITY OF SEAT PLEASANT AMENDING C-901, CHIEF FINANCIAL OFFICER, OF THE CHARTER OF THE CITY OF SEAT PLEASANT (as published in Municipal Charters of Maryland, Vol. 13), pursuant to the authority of Article XI-E of the Constitution of Maryland and §§ 4-302(1) and 4-304 of the Local Government Article of the Maryland Annotated Code for the of providing that the Chief Financial Officer shall be the CITY TREASURER.**

The amendments to the Charter contained in the Charter Amendment Resolution will become effective on June 16, 2026, subject to the provisions of Article 23A, Section 13 of the Annotated Code of Maryland regarding the right of the qualified voters of the City to petition the proposed amendments to referendum on or before June 5, 2026. The Resolution shall be posted and can be viewed in its entirety on the city's website or City Hall (address below) through at least June 5, 2026.

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

Seat Pleasant City Hall
6301 Addison Rd.
Seat Pleasant, MD 20743

152976 (5-14,5-21,5-28,6-4)

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LEGALS

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410-535-9600

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**ROSITA LAURA CANONIZADO
DIETRICH**
AKA: ROSITA DIETRICH,
ROSITA LAURA DIETRICH

Notice is given that Donna Marie Dietrich, whose address is 9804 Lundy Court, Lanham, MD 20706, was on May 14, 2026 appointed Personal Representative of the estate of ROSITA LAURA CANONIZADO DIETRICH AKA: ROSITA DIETRICH, ROSITA LAURA DIETRICH who died on April 4, 2026 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 14th day of November, 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 November, 2026.

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

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

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

DONNA MARIE DIETRICH
Personal Representative

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

Estate No. 141418
153072 (5-28,6-4,6-11)

L. Paul Jackson, II
1101 Mercantile Lane, Suite 240
Largo, Maryland 20774
301 925-1800

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GEORGE H. SHELTON, IV

Notice is given that Joseph N. Evans, whose address is 3140 Westover Drive SE, Washington, DC 20020, was on May 18, 2026 appointed Personal Representative of the estate of GEORGE H. SHELTON, IV, who died on January 28, 2026 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 18th day of November, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 18th day of November, 2026.

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

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

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

JOSEPH N. EVANS
Personal Representative

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

Estate No. 141179
153085 (5-28,6-4,6-11)

Julian J. Moss, Esquire
Parker Simon Law LLC
401 North Washington Street
Suite 445
Rockville, Maryland 20850
301-656-5775

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JAVA ALFRANO THOMPSON, JR.

Notice is given that Michelle Simon, Esquire, whose address is 401 North Washington Street Suite 445, Rockville, Maryland 20850, was on April 23, 2026 appointed Personal Representative of the estate of JAVA ALFRANO THOMPSON, JR., who died on September 11, 2024 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 23rd 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 23rd 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.

MICHELLE SIMON, ESQUIRE
Personal Representative

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

Estate No. 135870
153083 (5-28,6-4,6-11)

LEGALS

Stephen J Reichert
2221 Lake Ave
Baltimore, MD 21213
410-299-4959

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DARRYL W MILLER

Notice is given that Stephen D Miller, whose address is 610 Broad St, Portsmouth, VA 23707-2007, was on May 15, 2026 appointed Personal Representative of the estate of DARRYL W MILLER, who died on November 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 15th day of November, 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 November, 2026.

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

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

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice. A claim not presented or filed 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 D MILLER
Personal Representative

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

Estate No. 140661
153088 (5-28,6-4,6-11)

LEGALS

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

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
IRMA S. SHEON

Notice is given that David Sheon, whose address is 2610 E. Aloha Street, Seattle, WA 98112, was on May 14, 2026 appointed personal representative of the small estate of Irma S. Sheon who died on April 7, 2026 with a will.

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

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

DAVID SHEON
Personal Representative

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

Estate No. 141466
153051 (5-28)

LEGALS

Lorenzo Randle
6411 Ivy Lane Suite 202
Greenbelt, MD 20770
301-446-2170

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LISA TOOMBS

Notice is given that Steven C Walker, whose address is 238 Harry S. Truman Dr, Upper Marlboro, MD 20774-2022, was on May 13, 2026 appointed Personal Representative of the estate of LISA TOOMBS, who died on January 11, 2024 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 13th day of November, 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 November, 2026.

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

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

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

STEVEN C WALKER
Personal Representative

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

Estate No. 134956
153089 (5-28,6-4,6-11)

Anupa Mukhopadhyay, Esquire
10665 Stanhaven Place, Suite 300A
White Plains, MD 20695
301-396-4668

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
FREDERICK CHARLES LEE

Notice is given that STANLEY MCAUTHUR LEE, whose address is 7414 Serenade Circle, Clinton, MD 20735, was on May 13, 2026 appointed Personal Representative of the estate of FREDERICK CHARLES LEE who died on February 4, 2026 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 13th day of November, 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 November, 2026.

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

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

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

STANLEY MCAUTHUR LEE
Personal Representative

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

Estate No. 141304
153073 (5-28,6-4,6-11)

Olesya Sidorkina Esq
2001 Mount Vernon Ave
Alexandria, VA 22301-1309
202-743-1656

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ALFREDO CACHO PADILLO

Notice is given that Agnes Hombrebueno Padilla, whose address is 1512 Aragona Blvd, Fort Washington, MD 20744-4237, was on May 12, 2026 appointed Personal Representative of the estate of ALFREDO CACHO PADILLO, who died on February 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 12th day of November, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 12th day of November, 2026.

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

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

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

AGNES HOMBREBUENO PADILLA
Personal Representative

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

Estate No. 141175
153090 (5-28,6-4,6-11)

LEGALS

PRINCE GEORGE'S COUNTY
GOVERNMENT

**Board of License
Commissioners**

(Liquor Control Board)

REGULAR SESSION

JUNE 3, 2026

1. t/a Al's Supermarket & Carryout, Jignesh M. Patel, Member-Manager, VIRAJ LLC, 6224 Oxon Hill Road, Oxon Hill, 20745. Request for a Delivery Permit. Represented by Robert Kim, Esquire.

2. t/a The Lakelander, Philice Cowan, Managing Member, Lawrence Brown, Managing Member, The Lakelander Group, LLC, 4656 Hotel Drive, College Park, 20740. Request for a Special Entertainment Permit. Represented by Linda Carter, Esquire.

3. t/a Café Tacuba, Jorge Menendez Colcho, Member-Manager, Trinity Grill and Bar, LLC, 3010 Hamilton Street, Hyattsville, 20782. Request for a Special Entertainment Permit.

4. t/a Calabar Kitchen and Lounge, Mozuenorinmi P. Okolie, Member-Manager, Calabar Kitchen and Lounge, LLC, 3524 Crain Highway, Bowie, 20716. Request for a Special Entertainment Permit.

5. t/a Map Grill Restaurant Bar and Lounge, Blanche Mokoso, Co-Owner/CEO, Map Grill House, Inc, 4503 Queensbury Road, Riverdale, 20737. Request for a Special Entertainment Permit.

6. t/a University Liquors, Harry F. Sterner, President/Secretary, University Liquors, Inc, 7959 New Hampshire Avenue, Hyattsville, 20783. Request for a Sunday Sales Permit. Represented by Linda Carter, Esquire.

7. t/a Allentown Liquors, located at 6321 Allentown Road, Camp Springs, 20748. For an alleged violation of R.R. No. 37: Alterations and Additions of the Rules and Regulations for Prince George's County. No license holder shall make any alteration or additions to a licensed premises or change the manner in which alcoholic beverages are dispensed without first obtaining permission from the Board.

8. t/a Hangar Club, located at 6410 Old Branch Avenue, Camp Springs, 20748. For an alleged violation of R.R. No. 37: Alterations and Additions of the Rules and Regulations for Prince George's County. No license holder shall make any alteration or additions to a licensed premises or change the manner in which alcoholic beverages are dispensed without first obtaining permission from the Board. Represented by Robert Kim, Esquire.

9. t/a Fish Market Restaurant, located at 7611 Old Branch Avenue, Clinton, 20735. For an alleged violation of Maryland Annotated Code 6-304: Selling alcoholic beverages to an individual under the age of twenty-one and R.R. No. 1: Sale to a minor of the Rules and Regulations.

10. t/a Best Fried Chicken, Crab & Seafood, located at 3330 Naylor Road, Temple Hills, 20748. For an alleged violation of 26-1903: A license holder may not provide entertainment unless authorized to do so, of the Alcoholic Beverage Article of the Annotated Code of Maryland and R.R. No. 37(E): Change in mode of operation (Having entertainment without a permit), of the Rules and Regulations for Prince George's County.

11. t/a Town Center Wine & Spirits, located at 6401 America Blvd, Hyattsville, 20782. On November 17, 2025, at approximately 10:00 a.m., Agent Washington of the Maryland Alcohol, Tobacco, and Cannabis Commission conducted a routine inspection in which Agent Washington identified boxes of alcohol originating from India that were traced to a wholesaler in New Jersey. Additionally, several boxes of assorted beer, wine and liquor of various brands were found in which no invoices were available to verify proof of purchase. The licensee is being charged with R.R. No. 11: Purchase by Authorized Wholesaler and R.R. No. 26(A)(F): Failure to Keep Records. Represented by Robert Kim, Esquire.

12. t/a Brazas Tex Mex Bar & Grill, located at 6315-6317-6319 Old Branch Avenue, Temple Hills, 20748. For an alleged violation of 6-311: Restrictions on purchase and sales by retail dealer- A retail dealer may not purchase any alcoholic beverage except from a licensed manufacturer or wholesaler, private bulk sale permit holder, or nonresident winery permit holder of the Alcoholic Beverage Article of the Annotated Code of Maryland and R.R. No. 11: Purchases by Authorized Retailer of the Rules and Regulations for Prince George's County.

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

A virtual hearing will be held via Zoom at 7:00 p.m. on Wednesday, June 3, 2026. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at <http://bolc.mypgc.us>, or you may email BLC@co.pg.md.us to request the link. Letters of Support or Oppositions should be

submitted to our office at least 5 days prior to the day of the hearing. Additional information may be obtained by contacting the Board's Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest:
Terence Sheppard
Director
May 18, 2026

153036 (5-21,5-28)

LEGALS

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

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
KIM MICHELLE FRAZIER

Notice is given that Seneca Brendon Coehins, whose address is 8103 River Gate Lane, Bowie, MD 20715, was on May 19, 2026 appointed Personal Representative of the estate of KIM MICHELLE FRAZIER, who died on December 10, 2025 without a will.

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

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

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

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

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

SENECA BRENDON COEHINS
Personal Representative

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

Estate No. 141292
153081 (5-28,6-4,6-11)

LEGALS

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

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LILLIE M. MANNING

Notice is given that Michelle Simon, whose address is 110 North Washington St, Suite 500, Rockville, MD 20850, was on April 23, 2026 appointed Personal Representative of the estate of LILLIE M. MANNING, who died on November 24, 2019 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 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

LEGALS

LM File No.: 3955-0005
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; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as Lots 16.17.18 7,000.0000 Sq.Ft. Cedar Haven Blk 50 Assmt \$1,400 Lib 02892 Fl 646 and being identified on the Tax Roll as Parcel ID: 08-0841619, 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 16.17.18 7,000.0000 Sq.Ft. Cedar Haven Blk 50 Assmt \$1,400 Lib 02892 Fl 646 and being identified on the Tax Roll as Parcel ID: 08-0841619, and which may be known as Vacant lot on Henry Garnett Ave., Aquasco, MD 20608,

Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-26-002756 (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 16.17.18 7,000.0000 Sq.Ft. Cedar Haven Blk 50 Assmt \$1,400 Lib 02892 Fl 646 and being identified on the Tax Roll as Parcel ID: 08-0841619, 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 12th day of May, 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 5th day of June, 2026, warning all persons interested in the property to appear in this Court by the 14th day of July, 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

152989 (5-21,5-28,6-4)

LEGALS

LM File No.: 3955-0004
LEWIS MCDANIELS, LLC
 41 N Market St.
 Frederick, Maryland 21701

ORDER OF PUBLICATION

Steven Johnson, Plaintiff,
 vs.

Angela Ayres; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as Lots 30.31 5,000.0000 Sq.Ft. Eagle Harbor Blk 10 Assmt \$2,500 Lib 34385 Fl 565 and being identified on the Tax Roll as Parcel ID: 08-0842641, and which may be known as Vacant lot on Wilson Dr, 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 30.31 5,000.0000 Sq.Ft. Eagle Harbor Blk 10 Assmt \$2,500 Lib 34385 Fl 565 and being identified on the Tax Roll as Parcel ID: 08-0842641, and which may be known as Vacant lot on Wilson Dr, Aquasco, MD 20608,

Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-26-002759 (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 30.31 5,000.0000 Sq.Ft. Eagle Harbor Blk 10 Assmt \$2,500 Lib 34385 Fl 565 and being identified on the Tax Roll as Parcel ID: 08-0842641, and which may be known as Vacant lot on Wilson Dr, Aquasco, MD 20608

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

It is thereupon this 12th day of May, 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 5th day of June, 2026, warning all persons interested in the property to appear in this Court by the 14th day of July, 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

152990 (5-21,5-28,6-4)

LEGALS

LM File No.: 4707-0001

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

ORDER OF PUBLICATION

Bessem Enow, Plaintiff,
 vs.

Hunt Valley Developers, 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 Lts 36 & 37 (L Ts 38 & 39 In Re S Ub 3699097 2006) 4,464.0000 Sq.Ft. Bowie Blk 37 Assmt \$16,233 Lib 16882 Fl 344 and being identified on the Tax Roll as Parcel ID: 14-1650225, and which may be known as Vacant lot on 6th St., Bowie, MD 20720, 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 Lts 36 & 37 (L Ts 38 & 39 In Re S Ub 3699097 2006) 4,464.0000 Sq.Ft. Bowie Blk 37 Assmt \$16,233 Lib 16882 Fl 344 and being identified on the Tax Roll as Parcel ID: 14-1650225, and which may be known as Vacant lot on 6th St., Bowie, MD 20720,

Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-26-002802 (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 Lts 36 & 37 (L Ts 38 & 39 In Re S Ub 3699097 2006) 4,464.0000 Sq.Ft. Bowie Blk 37 Assmt \$16,233 Lib 16882 Fl 344 and being identified on the Tax Roll as Parcel ID: 14-1650225, and which may be known as Vacant lot on 6th St., Bowie, MD 20720.

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

It is thereupon this 12th day of May, 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 5th day of June, 2026, warning all persons interested in the property to appear in this Court by the 14th day of July, 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

152991 (5-21,5-28,6-4)

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 **TOMMIE T BROADWATER JR**

Notice is given that Dennis Whitley III, whose address is 1101 Mercantile Ln Ste 240, Upper Marlboro, MD 20774-5360, was on April 21, 2026 appointed Personal Representative of the estate of TOMMIE T BROADWATER JR, who died on July 11, 2023 without a will.

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

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

DENNIS WHITLEY III
 Personal Representative

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

Estate No. 138039
 153084 (5-28,6-4,6-11)

LEGALS

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

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

Notice is given that Latitia Jenkins, whose address is 6968 Walker Mill Rd, Capitol Heights, MD 20743-4645, was on May 18, 2026 appointed personal representative of the small estate of Tajuana Jenkins, who died on May 30, 2025 without a will.

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

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

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

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

LATITIA JENKINS
 Personal Representative

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

Estate No. 140763
 153062 (5-28)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **ALWYN D SAUNDERS**

Notice is given that Sharay Porter, whose address is 1905 Brooks Drive Apt 202, Capitol Heights, MD 20743, was on May 18, 2026 appointed personal representative of the small estate of Alwyn D Saunders, who died on June 17, 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 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.

SHARAY PORTER
 Personal Representative

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

Estate No. 131243
 153061 (5-28)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **ANN PAULETTE ROBINSON**

Notice is given that Shannon Wilson, whose address is 14133 Vintage Ln, Accokeek, MD 20607-3742, was on May 18, 2026 appointed personal representative of the small estate of Ann Paulette Robinson, who died on April 29, 2025 without a will.

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

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

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

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

SHANNON WILSON
 Personal Representative

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

Estate No. 138022
 153063 (5-28)

LEGALS

THE CITY OF BOWIE, MARYLAND SUMMARY OF BUDGET ORDINANCE O-5-26

The Adopted Budget Ordinance for Fiscal Year July 1, 2026, to June 30, 2027, appropriates monies on-hand and anticipated revenue for all the diverse funds of the City of Bowie. O-5-26 establishes a real property tax rate of \$.58 per one hundred dollars of assessed value and a personal property tax rate of \$1.50 per one hundred dollars of assessed value. It also establishes:

Special Taxing District 1 – University of Maryland Science and Technology Center Stormwater Management (Melford) – a tax at a rate of \$0.122 per hundred dollars of assessed value for all real property.

Special Taxing District 2 – Bowie Town Center (Centennial Park) Stormwater Management – a tax at a rate of \$0.036 per hundred dollars of assessed value for all real property.

Special Taxing District 5 – Highbridge Stormwater Management – a tax at a rate of \$0.007 per hundred dollars of assessed value for all real property.

Special Taxing District 6 – Gateway Stormwater Management – a tax at a rate of \$0.119 per hundred dollars of assessed value for all real property.

Special Taxing District 7 – Pin Oak Plaza Stormwater Management – a tax at a rate of \$0.047 per hundred dollars of assessed value for all real property.

Special Taxing District 8 – Elder Oak Stormwater Management – a tax at a rate of \$0.008 per hundred dollars of assessed value for all real property.

Special Taxing District 11 – Collington Stormwater Management – a tax at a rate of \$0.033 per hundred dollars of assessed value for all real property.

General Fund Revenues	<u>\$ 95,285,600</u>
General Fund Appropriations are:	
City Council	\$ 567,500
City Manager	1,768,200
Human Resources	1,088,600
Elections	-
Finance	1,932,700
Information Technology	5,960,100
Legal Services	277,000
Communications	994,930
Business Operations	3,643,900
City Clerk	289,900
Community Services	1,238,400
General Services	2,192,900
Planning Division	922,700
Sustainability Division	362,800
Economic Development	2,151,900
Housing Inspection and Code Compliance	1,248,700
Emergency Management	546,800
Police Department	21,015,434
Public Works Administrative	2,891,500
Equipment Maintenance and Garage	1,090,200
Solid Waste	10,063,000
Street Maintenance	8,227,200
Stormwater Management	1,051,200
Stormwater Management - Special Tax Districts	11,500
Senior Services	1,594,580
Youth Services Bureau	1,708,400
Animal Control Program	250,200
Recreation and Parks	928,600
Community Outreach and Events	1,244,700
Parks and Grounds	5,044,700
Ice Arena	1,498,400
Historic Properties	731,543
Gymnasium	932,500
Debt Service	4,886,700
Unclassified and Non-departmental	(281,300)
Transfers	<u>7,209,513</u>
TOTAL APPROPRIATIONS	<u>\$ 95,285,600</u>
Difference between Revenues and Appropriations	None

Equipment Acquisition & Replacement Fund	
Revenues and Appropriations	<u>\$ 3,478,200</u>
Capital Projects Fund	
Revenues and Appropriations	<u>\$ 11,694,100</u>

The following Water and Sewer Rate structure is effective for water consumption and sewerage service used after July 1, 2026:

The water consumption charge of \$7.82 per 1,000 gallons. The sewerage surcharge of 143.5 percent of water consumption charge of \$11.22 per 1,000 gallons of water billed. There is a minimum annual residential fixed charge for water and sewer of \$120 for 3/4, 5/8 and 1" meters per residence and a commercial and public authorities annual fixed charge for Water and Sewer based on meter size, from \$480 for 1 1/2" meters, and progressing to \$15,000 for 10" meters. There is a renewal and replacement charge of \$23.44.

Ordinance O-5-26 also establishes certain administrative provisions concerning non-payment, late and returned check charges, security advances, meter inspection, initial connection and reconnection services fees, sub-meter installation and new customer account processing fees, which are non-returnable.

Water and Sewer Fund - Revenue	<u>\$ 24,817,000</u>
Water and Sewer Fund – Appropriations are:	
Administrative and General -	
Billing and Accounting	903,600
Water Supply	11,161,100
Wastewater	10,990,900
Debt Retirement	790,100
Miscellaneous and Non-Departmental	395,500
Transfers to General Fund	<u>575,800</u>
Total Appropriation	<u>\$ 24,817,000</u>
Difference between Revenues and Appropriations	None

INTRODUCED by the Council of the City of Bowie, Maryland at a Special Meeting, April 13, 2026.

ADOPTED by the Council of the City of Bowie, Maryland at a Regular Meeting, May 18, 2026.

Daniel J. Mears
 Acting City Manager

153094 (5-28)



THE
PRINCE GEORGE'S POST
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LEGALS

AMENDED ORDER OF PUBLICATION

FOLASADE AYEGBUSI
6003 Executive Blvd, Suite 101
Rockville, MD 20852

Plaintiff

Vs.

JUAN LAZO
5207 Upshur St.
Bladensburg, MD 20710

MAGDALENA LAZO
5207 Upshur St.
Bladensburg, MD 20710

MARIA MONTIEL
5207 Upshur St.
Bladensburg, MD 20710

LOANPAL, LLC
PO Box #981440
El Paso TX 79998-1440

LEGACY MORTGAGE ASSET TRUST 2018-RPLI
Serve: BUSINESS & FINANCIAL SOLUTIONS, INC.
Larry Simmons
17 West Jefferson St. Suite 007
Rockville, MD 20850

WELLS FARGO BANK, NA
Formerly, World Savings Bank, FSB
CSC-Lawyers Incorporating Service Company
7 St. Paul Street Suite 820
Baltimore, MD 21202

And

Prince George's County, Maryland (for Maryland Annotated Code 14-836(b)(1)(v) purposes only)
Serve: M. Andree Green, County Attorney
14741 Governor Oden Bowie Drive, Room 5121
Upper Marlboro, MD 20772

And

All unknown owners of the property and any person having or claiming to have an interest in the property known as: 5207 Upshur St., Bladensburg, MD 20710 and described as Lot 39, 40, and Adjoining Easterly 1/2 of Lot 38, in Block numbered Thirteen (13) known as Addition A, Decatur Heights, as per plat recorded in , Plat Book RNR 2 at plat 36

Defendants

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

Case No.: C-16-CV-24-004683

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

5207 Upshur St., Bladensburg, MD 20710

Lot Numbered Thirty-Nine (39), Forty (40) and Adjoining Easterly 1/2 of Lot Numbered Thirty-Eight (38), in Block numbered Thirteen (13) known as Addition A, Decatur Heights, as per plat recorded in Plat Book R.N.R. 2 at Plat 36, among the Land Records of Prince George's County, Maryland, and described in the Certificate of tax sale as follows: 2,000,000 Sq. Ft. Decatur Heights- A Lot 41 Blk 13.

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

It is thereupon this 19th day of May, 2026, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 12th day of June, 2026, warning all persons interested in the property to appear in this Court by the 21st day of July, 2026 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
153043 (5-28,6-4-11)

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

LEGALS

LEGAL NOTICE

CITY OF BOWIE, MD

Emergency Ordinance O-6-26 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, O-3-26 and O-4-26 to Appropriate and Reallocate Funds for the Following Projects: \$50,000 for the Administration of the June 30, 2026 District 1 Election, \$70,000 for the Golf Course Driving Range Contingency, \$835,800 to Purchase Weapons, Ammunition, Protective Apparel and a Utility Vehicle for the Police Department and \$110,000 for the Public Works Department for Equipment Repairs.

PASSED by the Council of the City of Bowie, Maryland at a Regular Meeting on May 18, 2026.

Daniel J. Mears
Acting City Manager

153049

(5-28)

LEGALS

ORDER OF PUBLICATION

LATAYA BYRD
C/o Chase, Chase & Hammerschlag
1190 W. Northern Parkway, Ste. 124
Baltimore, Maryland 21210

Plaintiff

Vs.

HARRIET A. CLAY
3310 University Boulevard, West
Kensington, Maryland 20895

and

UNKNOWN OWNER OF PROPERTY
23005 Booker Washington Avenue,
Lots 25.26, 6,010.0000 Sq.Ft., Cedar
Haven Blk 9, Map 183 Grid C2, Parcel
0000, Acct No. 08-0830497 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

THE COUNTY OF PRINCE GEORGE'S
Serve on: Rhonda L. Weaver
County Attorney
1301 McCormick Drive
Suite 4100
Largo, Maryland 20774

And all other persons having or claiming to have an interest in Lots 25.26, 6,010.0000 Sq.Ft., Cedar Haven Blk 9, 23005 Booker Washington Avenue, Aquasco, Account Number 08-0830497

Defendants.

In the Circuit Court for Prince George's County, Maryland CASE NO.: C-16-CV-26-002915

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, 25.26, 6,010.0000 Sq.Ft., Cedar Haven Blk 9, 23005 Booker Washington Avenue, Aquasco, Account Number 08-0830497 and assessed to Harriet A. Clay, and sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiffs in these proceedings:

Lots 25.26, 6,010.0000 Sq.Ft., Cedar Haven Blk 9, 23005 Booker Washington Avenue, Aquasco, District 08, Map 183, Grid C2, Parcel 0000, Acct No.: 0830497

The complaint states, among other things, that the amounts necessary for redemption have not been paid, although the required time for filing a Complaint has elapsed.

It is thereupon this 19th day of May, 2026, by the Circuit Court for Prince George's County,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation once a week for three successive weeks, before the 12th day of June, 2026, warning all persons interested in said property to be and appear in this Court by the 21st day of July, 2026, to redeem the property, Lots 25.26, 6,010.0000 Sq.Ft., Cedar Haven Blk 9, 23005 Booker Washington Avenue, Aquasco, Account Number 08-0830497, and answer the Complaint of or thereafter a final decree will be rendered foreclosing all rights of redemption in the property and vesting in the Plaintiff, LATAYA BYRD, a title free and clear of all encumbrances, except for ground rents.

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

True Copy—Test:
Mahasin El Amin, Clerk
153045 (5-28,6-4-11)

ORDER OF PUBLICATION

LATAYA BYRD
C/o Chase, Chase & Hammerschlag
1190 W. Northern Parkway, Ste. 124
Baltimore, Maryland 21210

Plaintiff

Vs.

HARRIET A. CLAY
3310 University Boulevard, West
Kensington, Maryland 20895

and

UNKNOWN OWNER OF PROPERTY
23007 Booker Washington Avenue,
Lots 23.24, 6,029.0000 Sq.Ft., Cedar
Haven Blk 9, Map 183 Grid C2, Parcel
0000, Acct No. 08-0830489 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

THE COUNTY OF PRINCE GEORGE'S
Serve on: Rhonda L. Weaver
County Attorney
1301 McCormick Drive
Suite 4100
Largo, Maryland 20774

And all other persons having or claiming to have an interest in Lots 23.24, 6,029.0000 Sq. Ft., Cedar Haven Blk 9, 23007 Booker Washington Avenue, Aquasco, Account Number 08-0830489

Defendants.

In the Circuit Court for Prince George's County, Maryland CASE NO.: C-16-CV-26-002905

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, Lots 23.24, 6,029.0000 Sq. Ft., Cedar Haven Blk 9, 23007 Booker Washington Avenue, Aquasco, Account Number 08-0830489 and assessed to Harriet A. Clay, and sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiffs in these proceedings:

Lots 23.24, 6,029.0000 Sq. Ft., Cedar Haven Blk 9, 23007 Booker Washington Avenue, Aquasco, District 08, Map 183, Grid C2, Parcel 0000, Acct No.: 0830489

The complaint states, among other things, that the amounts necessary for redemption have not been paid, although the required time for filing a Complaint has elapsed.

It is thereupon this 19th day of May, 2026, by the Circuit Court for Prince George's County,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation once a week for three successive weeks, before the 12th day of June, 2026, warning all persons interested in said property to be and appear in this Court by the 20th day of July, 2026, to redeem the property, Lots 23.24, 6,029.0000 Sq. Ft., Cedar Haven Blk 9, 23007 Booker Washington Avenue, Aquasco, Account Number 08-0830489, and answer the Complaint of or thereafter a final decree will be rendered foreclosing all rights of redemption in the property and vesting in the Plaintiff, LATAYA BYRD, a title free and clear of all encumbrances, except for ground rents.

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

True Copy—Test:
Mahasin El Amin, Clerk
153046 (5-28,6-4-11)

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
2007	Ford	Fusion	3FAHP02197R189588
2008	Nissan	Sentra	3N1AB61E28L725970
2007	Lexus	Es	J1HBJ46G772030675
2008	Ford	Escape	1FMCU02Z18KE61619
2002	Honda	Accord	1HGCG56472A074241
2016	Toyota	Camry	4T1BF1FK1GU610624
2008	Honda	Crv	5J6RE48598L047449
2012	Nissan	Maxima	1N4AA5AP9CC815039
2011	Ford	Fusion	3FAHP0DCXBR188618
2017	Ford	Mustang	1FA6P8TH0H5332319
2011	BMW	335i	WBAPM5G50BNN00499

153096

(5-28)

LEGALS

PUBLIC NOTICE 30-DAY COMMENT PERIOD

PRINCE GEORGE'S COUNTY DRAFT

SUBSTANTIAL AMENDMENT TO THE COUNTY FISCAL YEAR (FY) 2026 ANNUAL ACTION PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT

The Prince George's County Draft Substantial Amendment to the Fiscal Year (FY) 2026 Annual Action Plan (AAP) for Housing and Community Development is now available for public comment for a period of thirty (30) days. **The public comment period will end on June 29, 2026.** A copy of the Annual Action Plan is available at the Department of Housing and Community Development ("DHCD") at 9200 Basil Court, Suite 306, Largo, Maryland 20774, the County's website: <https://www.princegeorgescountymd.gov/departments-offices/housing-community-development/resources/plans-reports>, or mailed upon request by contacting DHCD at 301-883-6511.

The purpose of this Substantial Amendment to the FY 2026 Annual Action Plan is to reprogram and reallocate Community Development Block Grant (CDBG) Program funds to existing activities, identified below:

▪ Housing Rehabilitation Fund (for use by Housing Rehabilitation Assistance Program)	\$1,170,000.00
▪ Housing Rehabilitation Assistance Program Administration	<u>\$ 130,000.00</u>
Total:	\$1,300,000.00

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

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

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

By Authority of:
Jonathan Butler, Director
Prince George's County
Department of Housing and Community Development
9200 Basil Court, Suite 306
Largo, Maryland 20774
Date: May 28, 2026

153038

(5-28)

LEGALS

AVISO PÚBLICO PERIODO DE COMENTARIOS DE 30 DÍAS

CONDADO DE PRINCE GEORGE BORRADOR DE LA ENMIENDA SUSTANCIAL AL PLAN DE ACCIÓN ANUAL DEL AÑO FISCAL (AF) 2026 DEL CONDADO PARA VIVIENDA Y DESARROLLO COMUNITARIO

El Borrador de la Enmienda Sustancial al Plan de Acción Anual (PAA) del Año Fiscal (AF) 2026 del Condado de Prince George para Vivienda y Desarrollo Comunitario ya está disponible para comentarios públicos durante un periodo de treinta (30) días. **El periodo de comentarios públicos finalizará el 29 de junio de 2026.** Una copia del Plan de Acción Anual está disponible en el Departamento de Vivienda y Desarrollo Comunitario (DHCD, por sus siglas en inglés) en 9200 Basil Court, Suite 306, Largo, Maryland 20774, en el sitio web del condado: <https://www.princegeorgescountymd.gov/departments-offices/housing-community-development/resources/plans-reports>, o puede solicitarse por correo contactándose con el DHCD al 301-883-6511.

El propósito de esta Enmienda Sustancial al Plan de Acción Anual del AF 2026 es reprogramar y reasignar fondos del Programa de Subsidio en Bloque para el Desarrollo Comunitario (CDBG, por sus siglas en inglés) a las actividades existentes identificadas a continuación:

▪ Fondo de Rehabilitación de Viviendas (para uso del Programa de Asistencia para la Rehabilitación de Viviendas)	\$1,170,000.00
▪ Administración del Programa de Asistencia para la Rehabilitación de Viviendas	<u>\$ 130,000.00</u>
Total:	\$1,300,000.00

Los comentarios escritos pueden enviarse al Departamento de Vivienda y Desarrollo Comunitario del Condado de Prince George, División de Planificación y Desarrollo Comunitario, en 9200 Basil Court, Suite 306, Largo, Maryland, 20774, o por correo electrónico a Shirley E. Grant, gerente jefa de Planificación y Desarrollo Comunitario, SEGrant@co.pg.md.us.

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

El Condado de Prince George acepta que su cumplimiento, en todos los aspectos, de todas las leyes federales aplicables contra la discriminación constituye un elemento esencial para las decisiones de pago del Gobierno de los Estados Unidos, a los efectos de la Sección 3729(b)(4) del Título 31 del Código de los Estados Unidos. Además, el Condado de Prince George no implementará ningún programa que viole las leyes federales aplicables contra la discriminación, incluido el Título VI de la Ley de Derechos Civiles de 1964.

Por autoridad de:
Jonathan Butler, director
Condado de Prince George
Departamento de Vivienda y Desarrollo Comunitario
9200 Basil Court, Suite 306
Largo, Maryland 20774
Fecha: 29 de mayo de 2026

153039

(5-28)

LEGALS

REQUEST FOR PROPOSAL DEVELOPMENT PROJECT MANAGEMENT SERVICES FOR TOWNE SQUARE AT SUITLAND FEDERAL CENTER

4700 Towne Square Blvd, Suitland, Maryland, MD 20476

On May 29, 2026, The Redevelopment Authority of Prince George's County (the "RDA") is issuing this Request for Proposals ("RFP") "RFP No. 2026-02 Development Project Management Services for Towne Square at Suitland Federal Center Development"

Redevelopment Authority of Prince George's County is soliciting proposals from qualified firms to provide *development project management services* for the redevelopment of certain parcels of the Towne Square at Suitland Federal Center. The selected firm will provide centralized leadership, and strategic coordination, including schedule oversight, budget monitoring, stakeholder engagement support, risk management and reporting to ensure the timely and successful execution of the redevelopment effort.

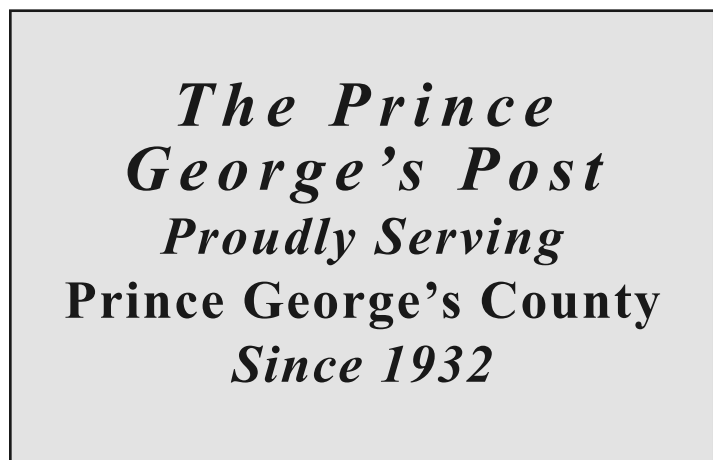
To review and download a copy of the above referenced Request For Proposals (RFP No. 2026-02) please visit the RDA website at: <https://www.princegeorgescountymd.gov/departments-offices/redevelopment-authority/solicitations/invitation-bids>

For questions, please contact:

Ashlee Green
Senior Manager
Redevelopment Authority
9200 Basil Court, Suite 504
Largo, Maryland 20774
angreen@co.pg.md.us

153098

(5-28,6-4)



LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
OSCAR DAVID CASTRO

Notice is given that Ana Velasco, whose address is 12902 Marquette Ln, Bowie, MD 20715-3028, was on April 23, 2026 appointed Personal Representative of the estate of OSCAR DAVID CASTRO, who died on January 6, 2025 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 23rd 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.

ANA VELASCO
Personal Representative

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

Estate No. 136225
153091 (5-28,6-4,6-11)

Hai Huynh
424 61st St, NE
Washington, DC 20019-2841
202-247-6865

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

NOTICE IS GIVEN that the Circuit Court of Nashua county, New Hampshire appointed Hai Huynh, whose address is 424 61st Street, NE, Washington, DC 20019, as the Executor of the Estate of Charles Winston Clark Jr who died on December 11, 2022 domiciled in New Hampshire.

The Maryland resident agent for service of process is Michael Bundu, whose address is 33 Sultan Ave, Capitol Heights, MD 20743.

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.

HAI HUYNH
Foreign Personal Representative

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

Estate No. 140466
153020 (5-21,5-28,6-4)

LEGALS

**ORDER OF PUBLICATION
BY POSTING**

GEMIMA PORTILLO DE PAZ

VS.

SAMUEL GARCIA

**In the Circuit Court for
Prince George's County, Maryland
Case Number: C-16-FM-25-009047**

**ORDERED, ON THIS 11th day of
May, 2026, by the Circuit Court for
Prince George's County MD:**

That the Defendant, **SAMUEL ALEXANDER GARCIA** is hereby notified that the Plaintiff, has filed a COMPLAINT FOR CUSTODY and COMPLAINT FOR JUDICIAL FINDINGS OF FACT FOR CHILD'S ELIGIBILITY FOR SPECIAL IMMIGRANT JUVENILE STATUS naming him/her as the defendant and stating that the Defendant's last known address is: Melchor De Menos, Peten Guatemala 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 **10th day of June, 2026**; and it is further;

ORDERED, THAT THE DEFENDANT, SAMUEL ALEXANDER GARCIA, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 10th day of July, 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
152963 (5-14,5-21,5-28)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RAYMOND AUGUSTUS ALLEN JR

Notice is given that Sherre Allen, whose address is 8108 Mike Shapiro Dr, Clinton, MD 20735-2123, was on May 12, 2026 appointed Personal Representative of the estate of Raymond Augustus Allen Jr, who died on April 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 12th day of November, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 12th day of November, 2026.

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

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

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

SHERRE ALLEN
Personal Representative

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

Estate No. 141358
153009 (5-21,5-28,6-4)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GERALINE FRANCES CHAPMAN

Notice is given that Glenn P Chapman, whose address is 5910 Brooke Jane Dr, Clinton, MD 20735-4114, was on May 6, 2026 appointed Personal Representative of the estate of Geraline Frances Chapman who died on March 16, 2026 with a will.

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

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

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

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

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

GLENN P CHAPMAN
Personal Representative

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

Estate No. 141384
152999 (5-21,5-28,6-4)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SHIRLEY TUCKER

Notice is given that Sharon Curtis, whose address is 16800 Garden Ct, Upper Marlboro, MD 20772, was on May 11, 2026 appointed Personal Representative of the estate of Shirley Tucker who died on March 26, 2026 with a will.

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

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

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

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

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

SHARON CURTIS
Personal Representative

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

Estate No. 141257
153001 (5-21,5-28,6-4)

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LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ROBERT KEVIN THOMPSON

Notice is given that Tyisha Gloria Thompson, whose address is 6000 Palisades Cir Apt 6315, Manassas Park, VA 20111-8076, was on May 11, 2026 appointed Personal Representative of the estate of Robert Kevin Thompson who died on March 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 11th day of November, 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 November, 2026.

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

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

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

TYISHA GLORIA THOMPSON
Personal Representative

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

Estate No. 141225
153007 (5-21,5-28,6-4)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CARRIE E GWALTNEY-WILLIAMS

Notice is given that Ashton L Gwaltney Jr, whose address is 9004 Old Palmer Rd, Fort Washington, MD 20744, was on May 8, 2026 appointed Personal Representative of the estate of Carrie E Gwaltney-Williams who died on January 16, 2026 with a will.

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

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

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

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

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

ASHTON L GWALTNEY 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. 140504
153002 (5-21,5-28,6-4)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARY E FLETCHER

Notice is given that Gloria Jean Thomas, whose address is 9500 Calvert Manor Ct, Fort Washington, MD 20744-1410, was on May 12, 2026 appointed Personal Representative of the estate of Mary E Fletcher who died on June 22, 2024 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 12th day of November, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 12th day of November, 2026.

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

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

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

GLORIA JEAN THOMAS
Personal Representative

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

Estate No. 139927
153003 (5-21,5-28,6-4)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JEAN M FLYNN

Notice is given that SHERYL STARLIPER, whose address is 38975 Hollybank Dr, Mechanicsville, MD 20659, was on May 12, 2026 appointed Personal Representative of the estate of Jean M Flynn who died on March 12, 2026 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 12th day of November, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 12th day of November, 2026.

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

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

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

SHERYL STARLIPER
Personal Representative

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

Estate No. 140926
153005 (5-21,5-28,6-4)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**VELMA R CANADY-JONES
AKA: VELMA ROSALIND
CANADY-JONES, VELMA R
CANADY**

Notice is given that LEJUAN CANADY, whose address is 4910 Ross Rd, Baltimore, MD 21214, was on May 8, 2026 appointed Personal Representative of the estate of Velma R Canady-Jones who died on April 12, 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 November, 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 November, 2026.

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

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

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

LEJUAN CANADY
Personal Representative

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

Estate No. 141327
153006 (5-21,5-28,6-4)

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

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOHN H WALLER

Notice is given that Erica T Davis, whose address is 1401 Rockville Pike Ste 650, Rockville, MD 20852-1451, was on April 22, 2026 appointed Personal Representative of the estate of JOHN H WALLER who died on August 10, 2024 with a will.

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

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

ERICA T DAVIS
Personal Representative

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

Estate No. 138936
152944 (5-14,5-21,5-28)

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LEGALS

ORDER OF PUBLICATION

REGINALD READY
8931 Town Center Circle, Unit 107
Upper Marlboro, MD 20774

Plaintiff

v.

JOHN F DAVIS, JR.
22907 Benjamin Baneker Blvd
Aquasco, MD 20608

DORIS DAVIS
22907 Benjamin Baneker Blvd
Aquasco, MD 20608

ESTATE OF DORIS DAVIS
s/o Personal Representative
22907 Benjamin Baneker Blvd
Aquasco, MD 20608

CEDAR HAVEN HOMEOWNERS'
ASSOCIATION, INC
s/o Cheryl A Sala, Resident Agent
470 Cedar Haven Road
Arnold, MD 21012

Prince George's County, Maryland
s/o Stephen J. McGibbon,
Director of Finance
1301 McCormick Drive
Largo, MD 20774

County Executive's Office/County
Attorney
s/o Anthony D. Jones, County Attorney
1301 McCormick Drive, Suite 4100
Largo, MD 20774

State of Maryland, Office of the At-
torney General
s/o Anthony G. Brown, Attorney
General
200 St. Paul Place
Baltimore, MD 21202

and

All unknown owners of the prop-
erty described Below; all heirs, de-
visees, personal representatives,
and executors, administrators,
grantees, assigns or successors in
right, title, interest, and any and all
persons having or claiming to have
any interest in the property and
premises situated in Prince George's
County, known as Lots 11 12 Fred-
erick Douglas, and described as Lots
11 12, 5,862.0000 Sq.Ft. Cedar Haven
Blk 12, Assmt \$1,100 Lib 14418 Fl
090 on the tax roll of the Director of
Finance.

Defendants

**In the Circuit Court for
Prince George's County, Maryland
Case No.: C-16-CV-26-002853**

The object of this proceeding is to
secure the foreclosure of all rights of
redemption from tax sale on the
property known as Lots 11 12 Fred-
erick Douglas Ave in Prince
George's County, State of Maryland,
sold by the Director of Finance of
Prince George's County, State of
Maryland to Reginald Ready, the
Plaintiff.

A DESCRIPTION of the property
in substantially the same form as the
description appearing on the Cer-
tificate of Tax Sale is as follows: Lots
11 12 Frederick Douglas Ave and de-
scribed as Lots 11 12, 5,862.0000
Sq.Ft. Cedar Haven Blk 12, Assmt
\$1,100 Lib 14418 Fl 090.

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

It is thereupon this 12th day of
May, 2026, by the Circuit Court for
Prince George's County, Ordered,
that notice be given by the insertion
of a copy of this Order in some
newspaper having a general circula-
tion in Prince George's County once
a week for three consecutive weeks,
warning all persons interested in the
property to appear in this Court by
the 14th day of July, 2026, to redeem
the property and answer the Com-
plaint or thereafter a final judgment
will be entered foreclosing all rights
of redemption in the property and
vesting in the Plaintiff a title to said
property in fee simple, free of all
liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
152985 (5-21,5-28,6-4)

NOTICE

JEREMY K. FISHMAN, et al.
Substitute Trustees
vs.

Travis Johnson
10103 S Campus Way Unit: 73
Upper Marlboro, MD 20774-2105
Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Civil Action No.
C-16-CV-26-001233**

Notice is hereby given this 12th
day of May, 2026, by the Circuit
Court for Prince George's County,
Maryland, that the sale of the prop-
erty mentioned in these proceedings
and described as 10103 S Campus
Way Unit: 73, Upper Marlboro, MD
20774-2105, made and represented
by Jeremy K. Fishman and Erica T.
Davis, Substitute Trustees, will be
ratified and confirmed unless cause
to the contrary thereof be shown on
or before the 11th day of June, 2026,
next, provided a copy of this NO-
TICE be inserted in some newspa-
per published in said County once
in each of three successive weeks
before the 11th day of June, 2026,
next.

The Report of Sale states the
amount of the sale to be Two Hun-
dred One Thousand Dollars
(\$201,000.00).

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

True Copy—Test:
Mahasin El Amin, Clerk
152984 (5-21,5-28,6-4)

ORDER OF PUBLICATION

REGINALD READY
8931 Town Center Circle, Unit 107
Upper Marlboro, MD 20774

Plaintiff

v.

JOHN F DAVIS, JR.
22907 Benjamin Baneker Blvd
Aquasco, MD 20608

DORIS DAVIS
22907 Benjamin Baneker Blvd
Aquasco, MD 20608

ESTATE OF DORIS DAVIS
s/o Personal Representative
22907 Benjamin Baneker Blvd
Aquasco, MD 20608

CEDAR HAVEN HOMEOWNERS'
ASSOCIATION, INC
s/o Cheryl A Sala, Resident Agent
470 Cedar Haven Road
Arnold, MD 21012

Prince George's County, Maryland
s/o Stephen J. McGibbon,
Director of Finance
1301 McCormick Drive
Largo, MD 20774

County Executive's Office/County
Attorney
s/o Anthony D. Jones, County Attorney
1301 McCormick Drive, Suite 4100
Largo, MD 20774

State of Maryland, Office of the At-
torney General
s/o Anthony G. Brown, Attorney
General
200 St. Paul Place
Baltimore, MD 21202

and

All unknown owners of the prop-
erty described Below; all heirs, de-
visees, personal representatives,
and executors, administrators,
grantees, assigns or successors in
right, title, interest, and any and all
persons having or claiming to have
any interest in the property and
premises situated in Prince George's
County, known as Lots 13 14 Fred-
erick Douglas Ave and described as
Lots 13 14, 5,880.0000 Sq.Ft. Cedar
Haven Blk 12, Assmt \$1,100 Lib
14418 Fl 090 on the tax roll of the Di-
rector of Finance.

Defendants

**In the Circuit Court for
Prince George's County, Maryland
Case No.: C-16-CV-26-002851**

The object of this proceeding is to
secure the foreclosure of all rights of
redemption from tax sale on the
property known as Lots 13 14 Fred-
erick Douglas Ave in Prince
George's County, State of Maryland,
sold by the Director of Finance of
Prince George's County, State of
Maryland to Reginald Ready, the
Plaintiff.

A DESCRIPTION of the property
in substantially the same form as the
description appearing on the Cer-
tificate of Tax Sale is as follows: Lots
13 14 Frederick Douglas Ave and de-
scribed as Lots 13 14, 5,880.0000
Sq.Ft. Cedar Haven Blk 12, Assmt
\$1,100 Lib 14418 Fl 090.

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

It is thereupon this 12th day of
May, 2026, by the Circuit Court for
Prince George's County, Ordered,
that notice be given by the insertion
of a copy of this Order in some
newspaper having a general circula-
tion in Prince George's County once
a week for three consecutive weeks,
warning all persons interested in the
property to appear in this Court by
the 14th day of July, 2026, to redeem
the property and answer the Com-
plaint or thereafter a final judgment
will be entered foreclosing all rights
of redemption in the property and
vesting in the Plaintiff a title to said
property in fee simple, free of all
liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
152986 (5-21,5-28,6-4)

LEGALS

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

To all persons interested in the
Lennon Living Trust: This is to give
notice that Nesby Lennon died on
or about March 23, 2026. Before the
decedent's death, the decedent cre-
ated a Revocable Trust for which the
undersigned, Cecil Lennon, is the
Trustee. 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 6 months
after the date of the first publication
of this notice to the undersigned
Trustee at his address as stated
below. Any claim not presented to
the Trustee on or before that date or
any extension provided by law is
unenforceable. The claim must in-
clude the following information:

1. A verified written statement of
the claim indicating its basis;
2. The name and address of the
claimant;
3. If the claim is not yet due, the
date on which it will become
due;
4. If the claim is contingent, the
nature of the contingency;
5. If the claim is secured, a
description of the security; and
6. The specific amount claimed.

Cecil Lennon, Trustee
c/o Diane K. Kuwamura, Esquire
Kuwamura Law Group, P.A.
11140 Rockville Pike, Suite 500
Rockville, Maryland 20852

153027 (5-21,5-28,6-4)

LEGALS

LM File No.: 4707-00002
LEWIS MCDANIELS, LLC
41 N Market St.
Frederick, Maryland 21701

ORDER OF PUBLICATION

Bessem Enow,
Plaintiff,
vs.

Kristin Suzanne Hagenhoff; Prince
George's County, Maryland; any
and all unknown owners of the
property and premises situate in
Prince George's County, Maryland,
described as 1,980.0000 Sq.Ft. Gr
Capitol Heights Lot 52 Blk 39 Assmt
\$11,700 Lib 40489 Fl 544 and being
identified on the Tax Roll as Parcel
ID: 18-4011169, and which may be
known as Vacant lot on Ute Way,
Capitol Heights, MD 20743, the un-
known owner's heirs, devisees, and
personal representatives and their
or any of their heirs, devisees, ex-
ecutors, administrators, grantees,
assigns, or successors in right, title
and interest; and, any and all per-
sons that have or claim to have any
interest in the property and prem-
ises situate in Prince George's
County, Maryland, described as
1,980.0000 Sq.Ft. Gr Capitol Heights
Lot 52 Blk 39 Assmt \$11,700 Lib
40489 Fl 544 and being identified on
the Tax Roll as Parcel ID: 18-4011169,
and which may be known as Vacant
lot on Ute Way, Capitol Heights,
MD 20743, Defendants.

**In the Circuit Court for
Prince George's County, Maryland
Case No. C-16-CV-26-002827
(TAX SALE)**

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

described as 1,980.0000 Sq.Ft. Gr
Capitol Heights Lot 52 Blk 39 Assmt
\$11,700 Lib 40489 Fl 544 and being
identified on the Tax Roll as Parcel
ID: 18-4011169, and which may be
known as Vacant lot on Ute Way,
Capitol Heights, MD 20743.

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

It is thereupon this 12th day of
May, 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 be-
fore the 12th day of June, 2026,
warning all persons interested in
the property to appear in this Court
by the 21st day of July, 2026, and
redeem their property and/or answer
the Complaint or thereafter a final
judgment will be entered foreclos-
ing 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
152977 (5-21,5-28,6-4)

LEGALS

LM File No.: 3925-00019
LEWIS MCDANIELS, LLC
41 N Market St.
Frederick, Maryland 21701

ORDER OF PUBLICATION

Talles Jean Corgosinho Rosa,
Plaintiff,
vs.

Phoenix Holding Group, LLC; Wells
Fargo Bank, N.A.; Deutsche Bank
National Trust Company, as Trustee
for BCAP Trust LLC 2007 AA3,
Mortgage Pass-Through Certifi-
cates, Series 2007-AA3; Andrew J.
Brenner, Substitute Trustee; Carrie
M. Ward, Substitute Trustee; Howard
N. Bierman, Substitute
Trustee; Jacob Geesing, Substitute
Trustee; Richard R. Goldsmith, Jr.,
Substitute Trustee; Elizabeth C.
Jones, Substitute Trustee; Nicholas
Derdock, Substitute Trustee; Philip
Shriver, Substitute Trustee; Eric Van-
deLinde, Substitute Trustee; Daniel
Dreifuss, Substitute Trustee; Prince
George's County, Maryland; any
and all unknown owners of the
property and premises situate in
Prince George's County, Maryland,
described as Lt 1 Ex 50 Sq Ft To P G
Co 1,950.0000 Sq.Ft. Spaulding
Heights Blk 8 Assmt \$300 Lib 29036
Fl 478 and being identified on the
Tax Roll as Parcel ID: 06-0618850,
and which may be known as Vacant
lot on Quarter Ave., Capitol
Heights, MD 20743, the unknown
owner's heirs, devisees, and per-
sonal representatives and their or
any of their heirs, devisees, execu-
tors, administrators, grantees, as-
signs, or successors in right, title
and interest; and, any and all per-
sons that have or claim to have any
interest in the property and prem-
ises situate in Prince George's
County, Maryland, described as Lt 1
Ex 50 Sq Ft To P G Co 1,950.0000
Sq.Ft. Spaulding Heights Blk 8
Assmt \$300 Lib 29036 Fl 478 and
being identified on the Tax Roll as
Parcel ID: 06-0618850, and which
may be known as Vacant lot on
Quarter Ave., Capitol Heights, MD
20743, Defendants.

In the Circuit Court for

**Prince George's County, Maryland
Case No. C-16-CV-26-002847
(TAX SALE)**

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

described as Lt 1 Ex 50 Sq Ft To P G
Co 1,950.0000 Sq.Ft. Spaulding
Heights Blk 8 Assmt \$300 Lib 29036
Fl 478 and being identified on the
Tax Roll as Parcel ID: 06-0618850,
and which may be known as Vacant
lot on Quarter Ave., Capitol Heights,
MD 20743

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

It is thereupon this 12th day of
May, 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 5th day of
June, 2026, warning all persons in-
terested in the property to appear in
this Court by the 14th day of July,
2026, and redeem their property
and/or answer the Complaint or
thereafter a final judgment will be
entered foreclosing all rights of re-
demption 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
152988 (5-21,5-28,6-4)

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

LEGALS

LM File No.: 3925-00013
LEWIS MCDANIELS, LLC
41 N Market St.
Frederick, Maryland 21701

ORDER OF PUBLICATION

Talles Jean Corgosinho Rosa,
Plaintiff,
vs.

Linda L. Acker; Keith C. Acker;
Prince George's County, Maryland;
any and all unknown owners of the
property and premises situate in
Prince George's County, Maryland,
described as PT LOT 12 EQ 1937 SF
1,937.0000 Sq.Ft. Crandall Crossing-
Blk A Assmt \$300 Lib 14493 Fl 219
and being identified on the Tax Roll
as Parcel ID: 20-2839082, and which
may be known as Vacant lot on
Crandall Ct., Lanham, MD 20706,
the unknown owner's heirs, de-
visees, and personal representatives
and their or any of their heirs, de-
visees, 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, de-
scribed as PT LOT 12 EQ 1937 SF
1,937.0000 Sq.Ft. Crandall Crossing-
Blk A Assmt \$300 Lib 14493 Fl 219
and being identified on the Tax Roll
as Parcel ID: 20-2839082, and which
may be known as Vacant lot on
Crandall Ct., Lanham, MD 20706,
Defendants.

**In the Circuit Court for
Prince George's County, Maryland
Case No. C-16-CV-26-002849
(TAX SALE)**

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

described as PT LOT 12 EQ 1937 SF
1,937.0000 Sq.Ft. Crandall Crossing-
Blk A Assmt \$300 Lib 14493 Fl 219
and being identified on the Tax Roll
as Parcel ID: 20-2839082, and which
may be known as Vacant lot on
Crandall Ct., Lanham, MD 20706

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

It is thereupon this 12th day of
May, 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 be-
fore the 5th day of June, 2026, warn-
ing all persons interested in the
property to appear in this Court by
the 14th day of July, 2026, and re-
deem their property and/or answer
the Complaint or thereafter a final
judgment will be entered foreclos-
ing 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
152987 (5-21,5-28,6-4)

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