

LEGALS

AMENDED ORDER OF PUBLICATION

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

Vs. Plaintiff

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

LEGALS

ORDER OF PUBLICATION

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

Plaintiff,

vs.

The Estate of Andrew R. Gray
Serve: Jennifer McGinn
2901 Tremont Avenue
Cheverly, Maryland 20785

AND

PHH Mortgage Corporation,
d/b/a Liberty Reverse Mortgage
2000 Midlantic Drive, Suite 410-A
Laurel, NJ 08054

AND

Chancellor Title Agency, Inc.,
Trustee
59 Lincoln Avenue
Fair Lawn, New Jersey 07410

AND

Secretary of Housing and Urban Development
Serve: Scott Turner, Secretary
451 7th Street, S.W.
Washington, DC 20410

AND

Julie Shaffer, Trustee
801 Market Street
Philadelphia, Pennsylvania 19107

AND

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

AND

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

AND

All unknown owners of the Property described below, their heirs, devisees, personal representatives, and their or any of their heirs, devisees, executors, administrators, grantees, assignees, or successors in right, title or interest, and any and all persons having or claiming to have any leasehold or any other interest in the Property and premises situate, described as:
Account No: 02-0121962
known as: 2901 Tremont Ave
Address of 2901 Tremont Avenue,
Cheverly, Maryland 20785

Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND CIVIL DIVISION CASE NO.: C-16-CV-26-002976

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in the proceeding.

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

It is thereupon this 19th 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, on or before the 12th day of June, 2026, warning all persons having or claiming to have any interest in the property described above appear in this Court by the 21st day of July, 2026, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

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

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

True Copy—Test:
Mahasin El Amin, Clerk
153044 (5-28,6-4,6-11)

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
23007 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, Lots 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 (5-28,6-4,6-11)

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

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

v.

Kimberly Barrett,
Personal Representative for the Estate of Cheryl Feeling

911 Shady Glen Drive
Capitol Heights, MD 20743
Defendant

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-24-002859

Notice is hereby given this 13th 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, will 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 notice be published in a newspaper of general circulation in Prince George's 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 price to be \$247,000.00. The property sold herein is known as 911 Shady Glen Drive, Capitol Heights, MD 20743.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
153024 (5-21,5-28,6-4)

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

LEGALS

LM File No.: 4589-00001

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

ORDER OF PUBLICATION

Mark Montique,
Plaintiff,

vs.

Geraldine T. Parker, Personal Representative of the Estate of Sterling M. Parker; The testate and intestate successors of Sterling Parker, deceased, and all persons claiming by, through, or under the decedent; Prince George's County, Maryland; and any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as 8,398.0000 Sq.Ft. Assmt \$42,867 Map 059 Grid E4 Par 188 Lib 13623 Fl 513 and being identified on the Tax Roll as Parcel ID: 13-1426329, and which may be known as 7204 Sheriff Rd., Landover, MD 20785, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, described as 8,398.0000 Sq.Ft. Assmt \$42,867 Map 059 Grid E4 Par 188 Lib 13623 Fl 513 and being identified on the Tax Roll as Parcel ID: 13-1426329, and which may be known as 7204 Sheriff Rd., Landover, MD 20785,

Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-26-003052 (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 Prince George's County, Maryland, and the State of Maryland:

described as 8,398.0000 Sq.Ft. Assmt \$42,867 Map 059 Grid E4 Par 188 Lib 13623 Fl 513 and being identified on the Tax Roll as Parcel ID: 13-1426329, and which may be known as 7204 Sheriff Rd., Landover, MD 20785.

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

It is thereupon this 26th 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 26th day of June, 2026, warning all persons interested in the property to appear in this Court by the 4th day of August, 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
153103 (6-4,6-11,6-18)

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

v.

Edward Jenkins
1522 5th Street
Lanham, MD 20706
Defendant

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-001554

Notice is hereby given this 21st 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, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 22nd day of June, 2026, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 22nd day of June, 2026.

The Report of Sale states the amount of the foreclosure sale price to be \$198,000.00. The property sold herein is known as 1522 5th Street, Lanham, MD 20706.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
153095 (5-28,6-4,6-11)

LEGALS

Thomas J. Kokolis, Esq.
Kokolis Law Firm, LLC
12154 Darnestown Road #243
Gaithersburg, MD 20878
301-525-1039

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF STEVEN CANADAY AKA: STEVEN PERNELL CANADAY

Notice is given that Thomas J. Kokolis, Esq., whose address is 12154 Darnestown Road #243, Gaithersburg, MD 20878, was on May 20, 2026 appointed Personal Representative of the estate of STEVEN CANADAY AKA: STEVEN PERNELL CANADAY, who died on December 7, 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.

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

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

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

THOMAS J. KOKOLIS, ESQ.
Personal Representative

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

Estate No. 138429

153139 (6-4,6-11,6-18)

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

LEGALS

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

In The Estate Of:
EUGENE AGBEBAKU
Estate No.: 139502

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on July 15, 2026 at 10:30 A.M.

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

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

153124 (6-4,6-11)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JIA-QIN SHEN

Notice is given that Jia Shen, whose address is 4012 Longfellow St, Hyattsville, MD 20781-1746, was on May 19, 2026 appointed Personal Representative of the estate of JIA-QIN SHEN who died on January 31, 2025 with a will.

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

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

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

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**10804 ASHFIELD ROAD
ADELPHI, MD 20783**

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

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

**9403 TACK COURT
UPPER MARLBORO, MD 20772**

By authority contained in a Deed of Trust dated April 2, 2021 and recorded in Liber 45306, Folio 598, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$605,579.00, and an interest rate of 2.250%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JUNE 23, 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 \$53,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

This property will be sold subject to a federal non-tax right of redemption for a period of one year after the sale.

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

153101 (6-4,6-11,6-18)

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

**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 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

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

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 Duvall 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 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	Cadillac	DTS	1G6KD57Y77U214141
2009	Buick	LaCrosse	2G4WD582891100247
2019	MercedesBenz	C Class	55SWF8EB2KU286938
2006	Chevy	Equinox	2CNDL73F866129066
2013	Toyota	Venza	4T3BK3BB0DU079884
2003	Lincoln	Town Car	1LNHM83W03Y623075
2019	Mini	Hardtop	WMWXU1C59K2F81859
2013	Ford	Escape	1FMCU9GX3DUB16764
2015	Dodge	Grand Caravan	2C4RDGEG5FR527976
2006	Nissan	Altima	1N4AL11D26C191551
2012	BMW	X3	5UXWX5C54CL723670
2009	Lincoln	Mks	1LNHM94RX9G601923

153148 (6-4)

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: **6/16/2026**.

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

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

2001	CADILLAC	DEVILLE	VA	UPTB5Y	1G6KF57901U166816
2013	CHRYSLER	TOWN & COUNTRY	VA	TGJ7590	2C4RC1BG7DR646498

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

2014	VOLKSWAGEN	PASSAT	VA	TCW4470	1VWAP7A3XEC019983
2025	KIA	K4	VA	TBB8577	3KPF14DE8SE153783

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

2011	MERCEDES	GLK350	VA	TTC8242	WDCGG8HB4BF571922
------	----------	--------	----	---------	-------------------

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

2019	NISSAN	ALTIMA	VA	UDX8682	1N4BL4CV3KC242917
------	--------	--------	----	---------	-------------------

153150 (6-4)

LEGALS

SALE

**SURPLUS REAL ESTATE
PRINCE GEORGE'S COUNTY**



This notice is to inform the public that Prince George's County, Maryland by and through the Redevelopment Authority of Prince George's County ("RDA") a public body corporate and politic, existing under the laws of the State of Maryland ("RDA"), has declared the listed County-owned parcel as surplus properties for disposal under the terms within County Council Bill CB-103-2025. The price listed for the property is the appraised value and will be disposed at fair market value via public bid sale process unless otherwise specified per CB-103-2025. The RDA will formally release the property for Expressions of Interest (EOI) on **July 1, 2026**, and will be available for the public for a period of 30 days to submit EOI bid proposals through close of business **July 31, 2026**. The Redevelopment Authority invites interested parties to browse for surplus real estate property that is currently available.

Any questions or objections must be submitted to the Redevelopment Authority in writing no later than **July 15, 2026**. During this period, EOI bid proposals will be accepted and must include a ten percent (10%) earnest money deposit in the form of certified funds, payable to **Prince George's County, Maryland** and must be submitted by close of business **July 31, 2026**, at 5:00 PM.

Bid award announcements for the final selection of Respondents will occur on **August 14, 2026**. If more than one party wishes to purchase a property, a sealed Best and Final Offer bid will be requested sometime after the closing date. Information concerning that process, terms and conditions determined by the RDA will be supplied to all interested parties.

Note: All real estate is offered "As-Is," with no warranties or guarantees, expressed or implied, as to physical or environmental condition of the land or any existing structures, soil or subsurface conditions or its zoning for any use, purpose or its ability to be developed for any use or purpose.

1. Tax Account Number 18-2016632; Tax Map 66, Grid E4, Parcel 174; 0 Gentry Lane, Capitol Heights, MD 20743; 9,150 +/- square feet; Appraised value is \$174,000. (County Bill No. CB-103-2024 Map 7-A)

Requests for further information or any written objection to the sale of a property should be directed to: The Redevelopment Authority, 9200 Basil Court, Suite 504, Largo, Maryland 20774, Attn: Surplus Real Property Program or at SurplusRPP@co.pg.md.us and must be submitted by July 15, 2026.

Please see our website below for detailed information
<https://www.princegeorgescountymd.gov/departments-offices/redevelopment-authority/surplus-real-property-program>

153147 (6-4-6-11,6-18)

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**903 SHARMA STREET
CAPITOL HEIGHTS, MD 20743**

By authority contained in a Deed of Trust dated July 26, 2006 and recorded in Liber 26143, Folio 001, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$302,800.00, and an interest rate of 8.125%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JUNE 23, 2026 AT 11:30 AM

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

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

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

Richard E. Solomon, et al.,
Substitute Trustees

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

153100 (6-4,6-11,6-18)

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 Duval 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 WWW 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)

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

**2608 SANSBURY ROAD
UPPER MARLBORO, MD 20774**

By authority contained in a Deed of Trust dated January 7, 2022 and recorded in Liber 47035, Folio 345, , among the Land Records of Prince George's County, Maryland, with an original principal balance of \$316,800.00, and an interest rate of 3.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JUNE 23, 2026 AT 10:00 AM

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

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

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

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

Richard E. Solomon, et al.,
Substitute Trustees

153099 (6-4,6-11,6-18)

LEGALS



BOWIE POLICE DEPARTMENT

FOR IMMEDIATE RELEASE

May 26, 2026
Contact: Andre Jones
Public Information Specialist
240-544-5700

The City of Bowie will expand its Safe Speed Camera Program to include new residential locations. These speed cameras will operate 7 days a week, 24 hours a day.

Our goal is to reduce speeding violations and decrease the potential for accidents within the city limits. Over time, this program is designed to change driving behavior, and not to generate revenue for the City of Bowie.

To allow drivers to adjust to the new camera locations, there will be a 30-day warning period. During this period, motorists exceeding the speed limit by 12 miles per hour (mph) will receive warnings rather than citations. After a speed camera has been in place for 30 days, citations will be issued. For more details and a list of all locations authorized for speed cameras, please visit the City of Bowie's website: www.cityofbowie.org/speedcameras.

Over time, as behavior changes, the number of speed camera citations is expected to decrease as drivers reduce their speeds and comply with speed limits. Your safety is our priority. Below is a list of the new speed camera locations.

Residential Camera Locations:
3400 BLK Mitchellville Rd
2800 BLK; 2900 BLK; 3000 BLK; 3100 BLK Stonybrook Dr.
3100 BLK; 3200 BLK Superior Ln.
3400 BLK; 3500 BLK Moylan Dr.
300 BLK; 600 BLK; 700 BLK; 900 BLK Jennings Mill Dr.
3000 BLK; 3100 BLK Trinity Dr.
12200 BLK; 12400 BLK Rockledge Dr.

153102 (6-4,6-11,6-18)

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)

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

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)

**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)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ANGELA RAWLINSON

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 RAWLINSON 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)

**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 Sylvienne 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 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 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 representatives or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

SYLVIENE 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

Estate No. 140832	
153093	(5-28,6-4-6-11)

**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 Personal 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 Validity of Claims" under Md. Rule 6-413, plus a "Meeting of All Interested 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, Associate Judge of the Orphans' Court for Prince George's County, Maryland, at the Prince George's County court house, the address for which is 14735 Main Street, Upper Marlboro, Maryland 20772; and it is further

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 beneficiaries of this Estate as well as the resulting "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 November 18, 2025, shall occur at least twenty (20) days before said Hearing 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 appear at said Hearing).

Jason DeLoach, Associate Judge

Estate No. 141255	
153021	(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
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

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WILLIAM VAN SYCKLE SCHOMP III

Notice is given that Sophia Awartey, whose address is 1703 Cinnamon Teal Way, Upper Marlboro, MD 20774-4003, was on May 26, 2026 appointed personal representative of the small estate of William Van Syckle Schomp III, who died on January 1, 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.

SOPHIA AWARTEY
Personal Representative

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

Estate No. 141581	
153111	(6-4)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EDNA JAMES

Notice is given that Cheryl Y James, whose address is 13611 Water Fowl Way, Upper Marlboro, MD 20774-7090, was on May 22, 2026 appointed personal representative of the small estate of Edna James, who died on March 1, 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.

CHERYLL Y JAMES
Personal Representative

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

Estate No. 140968	
153112	(6-4)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**DANIEL M GOODWYN JR
AKA: DANIEL MERLE GOODWYN JR**

Notice is given that Brittany Allen, whose address is 915 Bentgrass Dr, Aberdeen, MD 21001-3981, was on May 20, 2026 appointed personal representative of the small estate of Daniel M Goodwyn Jr, who died on January 23, 2026 without a will.

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

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

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

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

BRITTANY 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. 141140	
153113	(6-4)

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)

The Prince George's Post

Call (301) 627-0900

Email: bboice@pgpost.com

Serving Prince George's County Since 1932

LEGALS

Crea Axley Jacobson
Axley Law, P.A.
170 Main Street P.O. Box 999
Prince Frederick, MD 20678
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)

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

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PHYLLIS ASKEY

Notice is given that Meredith A Novario, whose address is 2547 Oak Valley Dr, Vienna, VA 22181-4057, was on May 6, 2026 appointed personal representative of the small estate of Phyllis Askey who died on January 25, 2026 with a will.

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

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

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

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

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

MEREDITH A NOVARIO
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 140422
153140 (6-4)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MICHAEL HAL WRIGHT

Notice is given that Betty Ruth Wright, whose address is 944 White Oak Dr, Oxon Hill, MD 20745-1737, was on May 26, 2026 appointed personal representative of the small estate of Michael Hal Wright who died on April 5, 2026 with a will.

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

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

BETTY RUTH WRIGHT
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 141309
153105 (6-4)

LEGALS

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)

Joshua Winger
14300 Gallant Fox Lane Suite 120
Bowie, MD 20715
301-464-7448

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**NORMA MCE. GRAY
AKA: NORMA M GRAY**

Notice is given that Darryl T Gray, whose address is 17 Midhurst Rd, Silver Spring, MD 20910-5433, was on May 20, 2026 appointed Personal Representative of the estate of NORMA MCE. GRAY who died on January 26, 2014 with a will.

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

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

DARRYL T GRAY
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 97556
153128 (6-4-6-11,6-18)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**CLAUD E. BOGAN
AKA CLAUD EDWARD BOGAN**

Notice is given that Jean Fowler, whose address is 4405 Unaka Court, Clinton MD 20735, was on May 21, 2026 appointed personal representative of the small estate of Claud E. Bogan who died on April 17, 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.

JEAN FOWLER
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 139365
153106 (6-4)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOAN CAROL POOR

Notice is given that Robert Swanson, whose address is 2907 S Stratford Dr, Bloomington, IN 47401-4150, was on May 20, 2026 appointed personal representative of the small estate of Joan Carol Poor who died on September 15, 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.

ROBERT SWANSON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 130878
153107 (6-4)

LEGALS

Damian J. O'Connor
1501 Farm Credit Drive, Suite 2000
McLean, VA 22102
703-748-3400

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**VALARIE BLANCHE VONCELLIS
AKA VALARIE B. VONCELLIS**

Notice is given that Carlita A. Cooper Cardoza, whose address is 905 Columbia Road NW, Washington, DC 20001, and Tonya Truesdale, whose address is 8501 Richville Drive, District Heights, MD 20747, were on May 21, 2026 appointed co-personal representatives of the small estate of Valarie Blanche VonCellis aka Valarie B. VonCellis who died on March 16, 2025 with a will.

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

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

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

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

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

**CARLITA A. COOPER CARDOZA
TONYA TRUESDALE**
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. 138563
153104 (6-4)

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

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CAROLYN Y. BELL

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 Carolyn Y. Bell, who died on March 27, 2025 without a will.

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

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

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

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

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

MICHELLE SIMON, ESQUIRE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 139095
153108 (6-4)



LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ROBERT LEE DUNCAN IV

Notice is given that Lena Works, whose address is 105 Palmetto St Apt 1A, Brooklyn, NY 11221, and Pat Duncan Harris, whose address is 3032 Richton Place, Richton Park, IL 60471 were on May 20, 2026 appointed Co-Personal Representatives of the estate of ROBERT LEE DUNCAN IV who died on January 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 persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 20th day of November, 2026.

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

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

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

**LENA WORKS
PAT DUNCAN HARRIS**
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. 136780
153132 (6-4-6-11,6-18)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
KEVIN BLAKES

Notice is given that Brenda D Hill-Blakes, whose address is 7611 Harpers Dr, Fort Washington, MD 20744-2135, was on May 26, 2026 appointed personal representative of the small estate of Kevin Blakes, who died on October 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.

BRENDA D HILL-BLAKES
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 141587
153110 (6-4)

THE PRINCE GEORGE'S POST EARLY DEADLINE

July 9th Edition, Deadline is Noon, Thursday, July 2nd, 2026

****NO EXCEPTIONS****

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 MONOLITHIC 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 G 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	2	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 MARLBORO PIKE AT DONNELL DRIVE
LS	1	FURNISH AND INSTALL COMMUNICATION EQUIPMENT AT INTERSECTION OF ALLENTOWN RD & TUCKER ROAD/ARUNDEL DRIVE
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
<p>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.</p>		
<p>7. <u>Bid Security.</u> 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.</p>		
<p>8. <u>Examination of Site and Data.</u> 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.</p>		
<p>9. <u>Bonding.</u> 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.</p>		
<p>10. <u>Unbalanced bid.</u> Bidders are specifically warned against unbalancing their bid as this may render them non-responsive and/or non-responsible.</p>		
<p>11. <u>Nondiscrimination.</u> 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.</p>		
<p>12. <u>This is a Federal Aid Project. The County Minority Bonus Point Allocation Program shall not be used to determine the award of this Contract.</u></p>		
<p>13. <u>This is a Federal Aid Project. The County-Based Business Preference shall not be used to determine the award of this Contract.</u></p>		
<p>14. <u>This is a Federal Aid Project. The prime contractor must perform a minimum of 50.1% of the work.</u></p>		
<p>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).</p>		
<p>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</p>		
153028		(5-21,5-28,6-4)

LEGALS

ORDER OF PUBLICATION		ORDER OF PUBLICATION	
COLUMBIA LIENS LLC	Plaintiff,	COLUMBIA LIENS LLC	Plaintiff,
	v.	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,	
		SUITLAND, MD 20746, Parcel No.	
		06-0505339,	
		And	
		ANY UNKNOWN OWNER OF	
		THE PROPERTY 3920 STONE	
		GATE DR, UNIT 3920, SUITLAND,	
		MD 20746, Parcel No. 06-0505339,	
		the unknown owner's heirs, de-	
		vises, and personal representatives	
		and their or any of their heirs, de-	
		vises, 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-26-002885	
		The object of this proceeding is to	
		secure the foreclosure of all rights of	
		redemption in the following prop-	
		erty 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:	
		2,875.0000 SQ FT & IMPS FAIR-	
		MOUNT HEIGHTS LOT 49 BLK G	
		The Complaint states, among	
		other things, that the amounts ne-	
		cessary for redemption have not	
		been paid.	
		The Complaint states, among	
		other things, that the amounts ne-	
		cessary 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, warn-	
		ing all persons interested in the	
		property to appear in this Court by	
		the 21st day of July, 2026, and re-	
		deem the property with Parcel Iden-	
		tification 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)	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
Gambrells, MD 21054
443-292-6400

**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

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.

Further information can 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 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.

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

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy 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

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

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

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)

Estate No. 141103
153000 (5-21,5-28,6-4)

LEGALS

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

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

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

**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
CAROLINE OKORIE

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
KIM MICHELLE FRAZIER

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.

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 co-personal representatives 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 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 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.

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

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

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

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

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

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)

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

LEGALS

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

**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
JEROME EPHRIAM SMITH

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
NANCY KAY REDFERN

Notice is given that William M Smith, Jr., whose address is 7407 Longbranch Dr, New Carrollton, MD 20784, was on May 14, 2026 appointed Personal Representative of the estate of JEROME EPHRIAM SMITH who died on March 27, 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.

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 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 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.

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

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy 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

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

WILLIAM N. SMITH, JR.
Personal Representative

JUDY DESAVAGE
Personal Representative

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

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)

Estate No. 141343
153004 (5-21,5-28,6-4)

LEGALS

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

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

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

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**

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ALEX WHITFIELD FUQUA

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LISA TOOMBS

Notice is given that Charles S. Fuqua, whose address is 4275 Jefferson Pike, Jefferson, Maryland 21755, was on May 6, 2026 appointed Personal Representative of the estate of Alex Whitfield Fuqua, who died on February 25, 2025 without a will.

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.

Further information can be obtained by reviewing the estate file in the office of the 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 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 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 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:

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy 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

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

CHARLES S. FUQUA
Personal Representative

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

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)

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

**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
ALFREDO CACHO PADILLO

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

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.

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.

Further information can be obtained by reviewing the estate file in the office of the 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 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 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 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:

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy 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

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

AGNES HOMBREBUENO PADILLA
Personal Representative

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

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)

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

The Prince George's Post!
Call 301-627-0900
*Your Newspaper of Legal Record Serving
Prince George's County Since 1932*

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MAE FRANCES FRAZIER

Notice is given that Robert Frazier, whose address is 7905 Beechnut Rd, Capitol Heights, MD 20743-4733, was on May 20, 2026 appointed personal representative of the small estate of Mae Frances Frazier, who died on February 3, 2026 without a will.

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

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

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

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

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

ROBERT FRAZIER
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 141541

153114 (6-4)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**CAROL LUCEAL BLACKWELL
FITZGERALD**

Notice is given that Michele L. Fitzgerald, whose address is 11411 Lake Arbor Way Apt 817, Bowie, MD 20721-2362, was on May 20, 2026 appointed personal representative of the small estate of Carol Luceal Blackwell Fitzgerald, who died on April 15, 2010 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.

MICHELE L. FITZGERALD
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 141522

153115 (6-4)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SHIRLEY LOVENA SMITH

Notice is given that Ronald Smith, whose address is 5423 19th Ave, Hyattsville, MD 20782-3601, was on May 20, 2026 appointed personal representative of the small estate of Shirley Lovena Smith, who died on November 16, 2025 without a will.

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

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

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

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

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

RONALD 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. 140607

153116 (6-4)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
COURTNEY T AUSTIN

Notice is given that Stephanie Thomas, whose address is 4706 Naples Ave, Beltsville, MD 20705-1831, was on May 20, 2026 appointed personal representative of the small estate of Courtney T Austin, who died on November 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.

STEPHANIE 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. 139957

153117 (6-4)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
STORRY JACK

Notice is given that Winston Jack, whose address is 414 Tanner Trace, Stockbridge, GA 30281, was on April 12, 2024 appointed personal representative of the small estate of Storry Jack, who died on April 10, 2024 without a will.

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

All 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.

WINSTON JACK
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 133098

153118 (6-4)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
KEVIN MICHAEL HOWE

Notice is given that Michelle Howe, whose address is 3311 18th St SE Apt 304, Washington, DC 20020-2238, was on May 26, 2026 appointed personal representative of the small estate of Kevin Michael Howe, who died on October 18, 2025 without a will.

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

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

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

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

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

MICHELLE HOWE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 141580

153119 (6-4)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WILLIAM EARL HARRELL

Notice is given that Kristopher Harrell, whose address is 15015 Carlsbad Rd, Woodbridge, VA 22193-1605, was on May 22, 2026 appointed personal representative of the small estate of William Earl Harrell, who died on January 8, 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.

KRISTOPHER HARRELL
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 141515

153120 (6-4)

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

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DAVID ANTONIO SMITH

Notice is given that Brenda D Tapscott, whose address is 5506 Belva St, Lanham, MD 20706-4134, was on May 20, 2026 appointed personal representative of the small estate of David Antonio Smith, who died on April 4, 2025 without a will.

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

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

All persons having 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.

BRENDA D TAPSCOTT
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 139071

153121 (6-4)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JAMES MELVIN WOOTEN

Notice is given that Nichole Wooten, whose address is 2903 Christina Lynn Ct, Temple Hills, MD 20748-6023, was on May 20, 2026 appointed Personal Representative of the estate of JAMES MELVIN WOOTEN who died on February 1, 2026 with a will.

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

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

NICHOLE WOOTEN
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 140757

153129 (6-4,6-11,6-18)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WALTER L BOHORFOUSH SR

Notice is given that Ada L Bohorfoush, whose address is 10601 Grae-loch Rd, Laurel, MD 20723-1120, was on May 20, 2026 appointed Personal Representative of the estate of WALTER L BOHORFOUSH SR 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 20th 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 20th 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.

ADAL BOHORFOUSH
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 141132

153130 (6-4,6-11,6-18)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DOMINIQUE NICOLE BRANDON

Notice is given that Peggy Brown, whose address is 4609 Winterberry Ln, Oxon Hill, MD 20745-4052, was on May 20, 2026 appointed Personal Representative of the estate of DOMINIQUE NICOLE BRANDON, who died on May 14, 2025 without a will.

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

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

PEGGY 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. 139241

153137 (6-4,6-11,6-18)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DELORES MARTINA SAVOY

Notice is given that Naomi V Franklin, whose address is 1204 Crisfield Dr, Oxon Hill, MD 20745-2327, was on May 20, 2026 appointed Personal Representative of the estate of DELORES MARTINA SAVOY, who died on April 29, 2024 without a will.

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

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

NAOMI V FRANKLIN
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 141182

153138 (6-4,6-11,6-18)

The Prince George's Post!

Call 301-627-0900

Your Newspaper of Legal Record

Serving

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
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 Sulttan 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 present the claim to the undersigned personal representative 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

**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
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)

*Serving
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
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
**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)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**ROBERTA LOUISE BURNS
AKA: ROBERTA LOUISE GONZA-
LES, 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)

LEGALS

**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)

The Prince George's Post!

Call 301-627-0900

*Your Newspaper of Legal Record
Serving Prince George's County Since 1932*

LEGALS

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

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

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

You must reclaim these vehicles by: **6/12/2026.**

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

2008 HONDA CIVIC 1HGFA16558L048797
2015 DODGE CHALLENGER GA WQT419 2C3CDZBG3FH727304

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

2012 NISSAN ALTIMA VA TBK1850 1N4AL2EP0CC235729
2004 GMC YUKON MD 7BE8529 1GKFK6U94J251475

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

2009 INFINITI M35X VA TDF8952 JNKCY01F19M852175
2013 CHEVROLET CRUZE 1G1PA55G3D7162262
2018 HYUNDAI SONATA 5NPE34AF8JH11876
1029 INFINITE QX80 MD 7EM9557 JN8AZ2NF1K9687947

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

2014 FORD F-150 1FTRX18L32KE22035
2008 PONTIAC VIBE MD 8FL9445 5Y2SL658X8Z413973

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

2014 HONDA ACCORD VA TZE7342 2HGFB2F8XEHS22913
1998 LINCOLN TOWN CAR VA TES3050 1LNFM82W6WV655574
2006 HYUNDAI ACCENT 1KMH82N626U052380

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

2013 VOLKSWAGEN PASSAT VA 98888A 1VWBP7A35DC013205
2015 CHRYSLER 200 MD T2596889 1C3CCBB5FN666100
2004 VOLVO S60 MD T0898474 YV1RS59V542395620
2014 JEEP PATRIOT DC ET2301 1C4NJRBB9ED626670

ABANDONED TRAILER
BWISE MANUFACTURING 2017 METAL BLACK TRAILER WITH WOODEN SIDES ON TOP. WITH THE WORD IN WHITE. RENT ME AND A PHONE NUMBER, AT FRONT THE NUMBER 712LE. VIN# 58CB1DB2XHC005417. TAG: VA CT813053 LOCATION: 9111 Oxon Hill Rd, Fort Washington, MD 20744



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

2008 HONDA CIVIC 1HGFA16558L048797

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

1997 HONDA ACCORD 1HGCD5631VA081559

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

2002 TOYOTA HIGHLANDER MD 2Z0284 JTEHF21A120081089
2003 VOLKSWAGEN GOLF MD 4CD8821 9BWBR61J934071343
2014 CHEVROLET CRUZE MD 2GR0911 1G1PE55B4E7325270

153151 (6-4)

LEGALS

MECHANIC'S LIEN SALE

Freestate Lien & Recovery Inc will sell at public auction the following vehicles / vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George's County Courthouse, 14735 Main Street, specifically at the entrance to the Duvall Wing, Upper Marlboro MD 20772 at 04:00 P.M on 06/19/2026. Purchaser of the vehicle(s) must have it inspected as provided in Transportation Code of Maryland. The following may be inspected during normal business hours at the Lienor's Location. If anyone has an interest in any of the vehicles or vessels listed below, please call us at the number listed below. All parties claiming interest in the following may contact Freestate Lien & Recovery Inc, at 410-867-9079.

LOT# 10787A
2017 FORD
VIN# 1FM5K8FH6HG59408

LOT#10846
2024 HONDA
VIN# 1HGCV1F37RA073016

LOT#10846A
2025 HONDA
VIN# 2HGFE2F53SH565658

LOT#11056
2015 GMC
VIN# 3GTU2VEC5FG424046

LOT#11057
2006 CHEVROLET
VIN# 1GCHK23UX6F173554

LOT# 11058
2021 FORD
VIN# 3FMTK1S55MMA17578

LOT# 11059
2020 ALEA
VIN# ZASPAKBNXL7C90489

LOT# 11060
2020 KIA
VIN# KNDCE3LG6L5081120

LOT# 11061
2019 NISSAN
VIN# 1N4AA6AV1KC379239

LOT# 11062
2021 CHEVROLET
VIN# 1G1ZB5T9M0F041423

LOT# 11063
2018 BMW
VIN# WBXYJ5C31JEF72014

LOT# 11064
2014 JEEP
VIN# 1C4RJFBG5EC377107

LOT# 11065
2022 NISSAN
VIN# JN1BJ1AV3NW340420

LOT# 11066
2001 DODGE
VIN# 3B7KF23621G209174

LOT# 11067
2015 GMC
VIN# 1GKSG2KJ5FR279260

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
153152 (6-4,6-11)

LEGALS

ORDER OF PUBLICATION

EZE, HOLDINGS, LLC,
9658 Baltimore Ave Suite 300,
College Park, MD 20740 Plaintiff,

v.

LH EAST ASSOC LIMITED
PTNSHP
Suite 300, 4800 Hampden Ln,
Bethesda Md 20814-2930,

and

State of Maryland
Office of the Attorney General
S/O Anthony G. Brown,
Attorney General
200 Saint Paul Place
Baltimore, MD 21202

and

Prince George's County, Maryland
Office of Finance/Treasurer, Wayne
K. Curry Administration Building,
1301 McCormick Drive, Suite 1100,
Largo, MD 20774

and

All unknown owners of the property described Below; all heirs, devisees, 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 situate in the Prince George's County, known as 000000 Rhode Island Ave, Hyattsville 20781-0000; Prince Georges County, Maryland. With the legal description: Map:0042, Grid: 00C4, Parcel: 0108 Neighborhood: 10016.17, Subdivision: 0000, District: 16, Tax Account Number: 1796358, Property Land Area: 26,571 SF and Deed Reference: 29665/00678.

Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-26-002941

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 000000 Rhode Island Ave, Hyattsville 20781-0000; Prince Georges County, Maryland. With the legal description: Map:0042, Grid: 00C4, Parcel: 0108 Neighborhood: 10016.17, Subdivision: 0000, District: 16, Tax Account Number: 1796358, Property Land Area: 26,571 SF and Deed Reference: 29665 / 00678.

Sold by the Director of Treasury for Prince George's County, State of Maryland to Eze Holdings LLC, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Certificate 000000 Rhode Island Ave, Hyattsville 20781-0000; Prince Georges County, Maryland. With the legal description: Map:0042, Grid: 00C4, Parcel: 0108 Neighborhood: 10016.17, Subdivision: 0000, District: 16, Tax Account Number: 1796358, Property Land Area: 26,571 SF and Deed Reference: 29665 / 00678.

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

It is thereupon this 1st day of June, 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 in The Prince George's Post once a week for three consecutive weeks, warning all persons interested in the property to appear in this Court by the 4th day of August, 2026, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting 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, Maryland

True Copy—Test:
Mahasin El Amin, Clerk
153149 (6-4,6-11,6-18)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF DANIEL GADSON JR

Notice is given that Venetta Jones, whose address is 4706 Newman Rd, Temple Hills, MD 20748-2017, was on May 22, 2026 appointed Personal Representative of the estate of DANIEL GADSON JR, who died on March 3, 2026 without a will.

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

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

VENETTA JONES
Personal Representative

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

Estate No. 141114
153135 (6-4,6-11,6-18)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF FREDA M DUNCAN AKA: FREDA MARIE DUNCAN

Notice is given that Deborah A Lee, whose address is 5406 Woodland Blvd, Oxon Hill, MD 20745, was on May 21, 2026 appointed Personal Representative of the estate of FREDA M DUNCAN, who died on February 27, 2026 without a will.

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

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

DEBORAH A 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. 141420
153136 (6-4,6-11,6-18)

LEGALS

PUBLIC NOTICE TOWN OF BLADENSBURG POLICE DEPARTMENT AUTOMATED STOP SIGN ENFORCEMENT PROGRAM

The Town of Bladensburg Police Department will use automated stop sign monitoring cameras to encourage motorists to come to a complete stop at stop signs in school zones and other approved locations where traffic data, safety concerns, and community complaints show that stop sign violations are a problem.

The use of stop sign monitoring cameras in Maryland is authorized under Maryland Transportation Article § 21-707.1.

The Town of Bladensburg passed legislation, Ordinance 13-2025, authorizing the use of stop sign monitoring cameras in school zones within the Town of Bladensburg.

The Bladensburg Police Department supports stop sign cameras because they enhance public safety. Every day, citizens demand safe streets in the Town of Bladensburg, especially for the benefit of children, pedestrians, bicyclists, senior citizens, and families traveling through school zones. Stop sign cameras are an effective tool for encouraging motorists to obey stop signs and come to a complete stop.

During the initial warning period, motorists recorded failing to come to a complete stop may receive warnings instead of citations.

After the warning period, citations may be issued to motorists whose vehicles are recorded by an automated stop sign monitoring system failing to come to a complete stop at a stop sign.

Tickets generated by stop sign camera violations carry a civil penalty of \$40. No license points are assigned because these are civil violations. Vehicle insurance providers are not notified of stop sign camera citations, and the citation may not be used to raise insurance rates. Vehicle owners may pay the fine or contest the citation.

As required by Maryland Transportation Article § 21-707.1, notice of the adoption and location of stop sign monitoring systems shall be published on the local jurisdiction's website and in a newspaper of general circulation in the jurisdiction where the stop sign monitoring system will be used.

Locations of Stop Sign Cameras in the Town of Bladensburg

Bladensburg will deploy automated stop sign monitoring cameras at approved school-zone locations. The cameras will monitor designated vehicle approaches at the following locations:

School Zone Stop Sign Camera Locations

- 57th Ave at 58th Ave, Northbound
- 53rd Pl at Tilden Rd, Eastbound
- 57th Ave at Emerson St, South Intersection, Northbound
- 57th Ave at Emerson St, North Intersection, Southbound
- 57th Ave at 58th Ave, Southbound
- 54th St at Tilden Rd, Westbound
- 57th Ave at 58th Ave, Westbound
- 57th Ave at Emerson St, North Intersection, Westbound
- 56th Ave at Tilden Rd, Eastbound
- 58th Ave at Emerson St, Eastbound
- 56th Ave at 55th Ave, Westbound
- 55th Ave at 56th Ave, Southbound
- 48th St at Quincy St, Northbound
- 52nd Ave at Quincy St, Eastbound
- Quincy St at 52nd Ave, Westbound
- 55th Ave at Quincy St, Southbound
- 57th Ave at Emerson St, South Intersection, Southbound
- 57th Ave at Emerson St, South Intersection, Eastbound
- 57th Ave at Emerson St, North Intersection, Northbound
- 56th Ave at Tilden Rd, Southbound
- 56th Ave at Tilden Rd, Northbound
- 54th Pl at Tilden Rd, Westbound
- 55th Ave at Quincy St, Northbound
- 55th Ave at Newton St, Northbound
- 55th Ave at Newton St, Southbound

For additional information, contact the Town of Bladensburg Police Department.

Town of Bladensburg Police Department
4229 Edmonston Road
Bladensburg, Maryland 20710
Phone: 301-864-6080
Website: www.bladensburgmd.gov

153153

(6-4)

THE PRINCE GEORGE'S POST EARLY DEADLINE

For the July 9th Edition,

Deadline is Noon,

Thursday, July 2nd, 2026

****NO EXCEPTIONS****

The Prince George's Post Newspaper Call 301-627-0900 or Fax 301-627-6260 Have a Very Safe Weekend

LEGALS

ORDER OF PUBLICATION

REGINALD READY
8931 Town Center Circle, Unit 107
Upper Marlboro, MD 20774

v. Plaintiff

JOHN F DAVIS, JR.
22907 Benjamin Banneker Blvd
Aquasco, MD 20608

DORIS DAVIS
22907 Benjamin Banneker Blvd
Aquasco, MD 20608

ESTATE OF DORIS DAVIS
s/o Personal Representative
22907 Benjamin Banneker 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)

LEGALS

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 NOT-
ICE 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

v. Plaintiff

JOHN F DAVIS, JR.
22907 Benjamin Banneker Blvd
Aquasco, MD 20608

DORIS DAVIS
22907 Benjamin Banneker Blvd
Aquasco, MD 20608

ESTATE OF DORIS DAVIS
s/o Personal Representative
22907 Benjamin Banneker 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 Geising, 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
Dreiffuss, 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,

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 interested in the prop-
erty to appear in this Court by the
14th day of July, 2026, and rede-
em their property and/or answer the
Complaint or thereafter a final judg-
ment 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
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-26-000452
(TAX SALE)

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 men-
tioned in these proceedings made
and reported by Daniel C. Zicke-
foose, 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 Inter-
est 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 Sec-
tion 1.46 of the Master Condo-
minium 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 Na-
tional 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, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
153025 (5-21,5-28,6-4)

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)

LEGALS

ORDER OF PUBLICATION

COLUMBIA LIENS LLC

v. Plaintiff,

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 METZE-
ROTT RD, UNIT 602, HY-
ATTSVILLE, MD 20783, Parcel No.
17-1939800, the unknown owner's
heirs, devisees, and personal repre-
sentatives and their or any of their
heirs, devisees, executors, adminis-
trators, grantees, assigns or succes-
sors 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 prop-
erty 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 nec-
essary 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, warn-
ing all persons interested in the
property to appear in this Court by
the 21st day of July, 2026, and re-
deem the property with Parcel Iden-
tification 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

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 men-
tioned in these proceedings made
and reported by Daniel C. Zicke-
foose, 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 Inter-
est 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 Sec-
tion 1.46 of the Master Condo-
minium 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 Na-
tional 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)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

In The Estate Of:
LEON KENNETH HAMILTON
Estate No.: 137251

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the
above estate:

You are hereby notified that a pe-
tition has been filed by Gustav
Hamilton for judicial probate for the
appointment of a personal representa-
tive.

A hearing will be held at 14735
Main Street, Room D4010, Upper
Marlboro, MD on July 27, 2026 at
10:30 A.M.

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

<

The Prince George's Post

Your Newspaper of Legal Record

Call (301) 627-0900

Fax (301) 627-6260

*Subscribe
Today!*

Proudly Serving Prince George's County Since 1932