

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: 8/17/2026.

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

ABANDONED CAMPER
LYNX CAMPER
LOCATION:
6120 Dower House Rd, Upper Marlboro, MD 20772



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

2010	NISSAN	ALTIMA	VA	K13318	1N4AL2AP5AC178107
2001	TOYOTA	COROLLA	MD	3FA8551	1NXBR12E41Z545265

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

2024	TOYOTA	CAMRY	MD	T2624687	4T1G11AK0RU238773
2019	HONDA	ACCORD			1HGCVF1F13KA022366

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

2017	MERCEDES-BENZ	S-CLASS	VA	TCX8776	WDDUF8FB5HA668413
2024	MITSUBISHI	MIRAGE G4	MD	9GA2018	ML32FUFJ5RHFF04708
1989	CHEVROLET	G	KY	B6B737	2GCCG15Z9K4161183
2003	FORD	E-450	VA	TKK8343	1FDWE45FX3HB65362
2015	FORD	E-450	MD	4GN1754	1FDFF4F57FDA08640
2014	MACK	CXU	VA	56281PZ	1M1AW07Y6EM040663
2003	FORD	RANGER	MD	5GM8587	1FTZR45EX3TA42834
1997	CHEVROLET	3500	VA	TES1896	1GBKC34J6VJ111940

ABANDONED TOW TRUCK
2005 WHITE INTERNATIONAL MOTERS MAKE, 4300 MODEL, 2 DOOR WITH AAA.COM AND AFFORDABLE ROADSIDE SERVICE (ARS) LETTERING ON VEHICLE.
MD TAG 31513TT, VIN# 1HTMMAAMX5H679168,
USDOT 2424022, MC 835094
LOCATION:
1334 Crain Hwy, Bowie, MD 20716



ABANDONED SEMI TRUCK
2018 YELLOW FREIGHTLINER MAKE, CASCADIA MODEL 2 DOOR MD TAG 989F49, VIN# 1FUGLDR4JLV6674, USDOT 2424022, MC 835094
LOCATION:
1334 Crain Hwy, Upper Marlboro, MD 20774



ABANDONED TOW TRUCK
2021 WHITE INTERNATIONAL MOTERS MAKE, MV607 MODEL, 2 DOOR WITH AAA EMERGENCY SERVICES LETTERING ON HOOD AND AFFORDABLE ROADSIDE SERVICE (ARS) ON DOOR. MD TAG 24955TT, VIN# 3HAEUMML5ML375487
LOCATION:
1334 Crain Hwy, Upper Marlboro, MD 20774



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

2008	CHRYSLER	300			2C3LA53GX8H137670
2007	TOYOTA	CAMRY			JTNBB46KX73020571

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

2015	FORD	ESCAPE			1FMCU9GX0FUB09421
2002	TOYOTA	RAV4			JTEHH20V526048804
2014	TOYOTA	PRIUS	VA	SWS7159	JTDZN3EU2E3325891
1991	FORD	CROWN			2FACP79F7MX130718
		VICTORIA			
1991	FORD	CROWN			2FACP79F3MX125225
		VICTORIA			
1984	FORD	MUSTANG			1FABP28T4EF134678
1987	FORD	MUSTANG			1FABP45E0HE225331
1987	FORD	MUSTANG			1FABP44A7HF179165

ABANDONED VEHICLE
1977 FORD MUSTANG, 2 DOOR RED CONVERTIBLE
MD TAG ABM303, VIN 0503F400671
LOCATION:
10800 Riverview Rd, Fort Washington, MD 20744



LEGALS

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

1967	FORD	FAIRLANE	MD	L31875	7H37C116604
1986	FORD	MUSTANG			1FABP28T8GF194563

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

2004	FORD	EXPLORER	MD	9GB1571	1FMZU73K34UB46856
2022	HONDA	C-RV			5J6RW2H53NA012799
2007	LEXUS	ES350	VA	UBY2945	JTHBJ46G472113898
2001	GMC	YUKON	VA	TJA2592	1GKEK63U81J217636
2010	FORD	TAURUS			1FAHP2KT9AG109086

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

1997	FORD	EXPLORER	VA	TKR3011	1FMDU34E1VUC19784
2017	JEEP	GRAND CHEROKEE			1C4RJFBG0HC861609
2013	VOLVO	S60	DC	GJ0915	YV1612FH7D2177195

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

2005	FORD	FOCUS			1FAFP34N55W214733
1995	CHEVROLET	TAHOE	VA	TBR8123	3GNEK18K7SG111128
2003	NISSAN	FRONTIER	MD	7D71674	1N6ED26T53C402507
1996	DODGE	RAM1500	MD	6611.99	1B7HF16Z6TS627632

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

2014	INIFINITI	QX60	VA	TBG8199	5N1AL0MM3EC532546
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PAST & PRESENT TOWING & RECOVERY INC
7810 ACADEMY LANE
LAUREL, MD 20707
301-210-6222

2011	TOYOTA	COROLLA			2T1BU4EEXCBC646745
2004	AUDI	A4			WAUVC68E84A049542
2019	TOYOTA	HIGHLANDER			5TDKZRFH8K5569498
2009	ACURA	MDX	TX	WKR5705	2HNYD28649H502847
2009	HONDA	PILOT			5FNYP48569B030630
2019	NISSAN	SENTRA	VA	VKG8935	3N1AB7AP2KY364533
2002	FORD	RANGER	PA	LN4891	1FTYR10D32PA93477
2012	JEEP	WRANGLERLNC		EEC7747	1C4BJWEGC1C254857
2022	SUBARU	ASCENT	VA	UCA2973	4S4WMAACDXN3465406
2021	HONDA	HR-V	NJ	C7SCMY	3CZRU6H18MM746561
2022	GMC	SAVANA	NJ	C75LMY	1GTW7AFP1N1224525

153702	(8-6)
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LEGALS

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

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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: 8/17/2026.

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

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

2015	NISSAN	MURANO	MD	7EY8852	5N1AZ2MH8FN274141
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CENTRAL HEAVY DUTY TOWING
11 SE CRAIN HIGHWAY
BOWIE, MARYLAND 20716
301-390-9500

2008	GMC	YUKON	VA	TJX4642	1GKFK13028J219042
2008	CADILLAC	DTS	VA	SZU3791	1G6KD57Y78U155366

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

2016	KIA	OPTIMA	VA	ULJ4886	5XXGT4L3XGG041330
2013	FORD	EXPLORER	VA	SXM4376	1FM5K7B89DGA06755
2013	CHEVROLET	IMPALA	VA	ULC6589	2G1WC5E34D1198120
2003	OLDSMOBILE	ALERO	VA	TGV9477	1G3NL52E13C146199
2023	KIA	K5	DC	JD8660	5XXG6428PG208124

153703	(8-6)
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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

5511 FARRAGUT STREET
HYATTSVILLE, MD 20781

By authority contained in a Deed of Trust dated June 15, 2006 and recorded in Liber 26021, Folio 090, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$293,600.00, and an interest rate of 5.000%, 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

AUGUST 25, 2026 AT 11:30AM

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

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

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

Richard E. Solomon, et al.,
Substitute Trustees

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

153701	(8-6,8-13,8-20)
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THIS COULD BE **YOUR AD!**
Call 301-627-0900 for a quote.

LEGALS



NOTICE OF PUBLIC HEARINGS

The Washington Suburban Sanitary Commission (WSSC Water) will hold two public hearings for the Proposed Fiscal Years 2028-2033 Capital Improvements Program (CIP) Budget. The hearing dates and times are as follows:

Montgomery County
Wed., September2, 2026, at 7:00 p.m.
Stella B. Werner Office Building
3rd Floor Hearing Room
100 Maryland Avenue
Rockville, MD 20850

Prince George’s County
Thurs., September 3, 2026, at 7:00 p.m.
Wayne Curry Administration Building
1st Floor Council Hearing Room
1301 McCormick Drive
Largo, MD 20774

Visit wsscwater.com/fin for a copy of the preliminary draft of the proposed CIP and for more information.

153700	(8-6)
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The
Prince George’s
Post

To subscribe CALL 301.627.0900

or email bboice@pgpost.com

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
5113 Hil Mar Drive, District Heights, MD 20747-3831

By virtue of the power and authority contained in a Deed of Trust from DONNA WYATT, dated October 24, 2007 and recorded in Liber 28995 at Folio 448 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

WEDNESDAY, AUGUST 19, 2026 AT 2:00 P.M.

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

Lot numbered 125 in Block Lettered "A" as shown on a Plat entitled "PLAT ONE, SECTION ONE, REGENCY TOWNS", which Plat is recorded among the Land Records of Prince George's County, Maryland in Plat Book NLP 125, Folio 34. Being in the 6th Election District of said County.

BEING the fee simple property which by Deed dated July 21, 2004, and recorded in the Land Records of the County of Prince George's, Maryland, in Liber 20505, Folio 106, was granted and conveyed by Suleika L. Brooks unto Donna Wyatt.

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

*****THIS PROPERTY IS BEING SOLD SUBJECT TO A 120 DAY RIGHT OF REDEMPTION BY THE IRS*****

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

153587 (7-30,8-6,8-13)

LEGALS

**PUBLIC AUCTION OF FEE SIMPLE PROPERTY BY THE
MARYLAND DEPARTMENT OF TRANSPORTATION
OFFICE OF REAL ESTATE AND ECONOMIC DEVELOPMENT
IN COOPERATION WITH THE
STATE HIGHWAY ADMINISTRATION**

Under the provisions of Section § 8-309 of the Transportation Article of the Annotated Code of Maryland.

AUCTION TO BE CONDUCTED: Wednesday, August 26, 2026 at 11:30 am near the premises. The Auction will commence with registration beginning at **11:00 am**. The auction will be held **off-site at the Brandywine Park & Ride**, located at 13620 Brandywine Road, Brandywine, MD 20613. Please follow directional signage. All interested parties are encouraged to attend.

SUBJECT: The former Leo A. Bruso, Et Al property. Auction to be held for 3.953 +/- acres, located within the median of U.S. Route 301 (Crain Hwy), south of Dyson Road in Brandywine, Prince George's County. The apparent zoning is Commercial Service (CS). For further information on any zoning matters, please contact Prince George's County Planning Department at 301-952-3530. In responding to this ad or for the purposes of any questions, please refer to **MC# 24-1145**.

TERMS OF SALE: A deposit in the form of a certified or cashier's check in the amount of **\$50,000** shall be required from the successful bidder at the time of the Auction and shall be payable to **MDOT State Highway Administration**. Within five (5) business days deliver an additional certified or cashier's check in the amount of ten (10%) percent of the purchase price as a second deposit. The balance of the purchase price is to be paid at the time of settlement, or the deposit may be forfeited to the Maryland Department of Transportation (MDOT) and the property disposed of in whatever manner MDOT may determine, without any further obligation or liability to the buyer.

Settlement must occur within 90 days of "Notice of Approval of Sale" by MDOT. Any request for extension must be submitted, in writing, within 60 days of "Notice of Approval of Sale," to the Chief, Office of Real Estate and Economic Development (ORED). An extension may be granted at the sole discretion of the ORED Chief and may require an additional deposit from the buyer. MDOT reserves the right to reject any and all bid offers.

IMPORTANT NOTICE: All property information contained herein is subject to independent verification by any and all interested parties; whereas it is believed to be accurate it is in no way warranted. A requested bid offer is only a starting point for the Auction, and may not be accepted by MDOT if it is not commensurate with the appraised value of the property, or there could be other reasons for the rejection of bid offers.

This sale is governed by the Offer for Purchase of Fee Simple Property. Any questions regarding the Auction may be directed to:

Ms. Mashel Wakil Phone: 410-865-1270
Director, Real Estate Services Toll-free: 1-866-242-9405
Office of Real Estate and Economic Development Email: mwakil@mdot.maryland.gov
Maryland Department of Transportation
7201 Corporate Center Drive
Hanover MD 21076

153582 (7-30,8-6)

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
2001 Waterleaf Way, Bowie, MD 20721-2274

By virtue of the power and authority contained in a Deed of Trust from ELVIS NGU BEJINGSI and ANTONIA A. CABINDA, dated June 28, 2024 and recorded in Liber 49978 at Folio 572 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

FRIDAY, AUGUST 14, 2026 AT 3:05 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, State of Maryland and described as follows, that is to say:

Lot numbered (25), in Block lettered F in the subdivision known as "Plat One, Section One, Canterbury Estates", as per Plat thereof duly recorded in Plat Book NLP 101 at folio 43, among the Land Records of Prince George's County, Maryland.

THE IMPROVEMENTS THEREON BEING KNOWN AS 2001 WATERLEAF WAY, BOWIE MARYLAND - 20721.

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

TERMS OF SALE: A deposit of \$34,000.00 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 6.625% 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

153589 (7-30,8-6,8-13)

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**
7804 MALCOLM ROAD
CLINTON, MD 20735

By authority contained in a Deed of Trust dated July 20, 2017 and recorded in Liber 39904, Folio 266, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$344,000.00, and an interest rate of 12.000%, 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

AUGUST 11, 2026 AT 11:30AM

ALL THAT FEE SIMPLE property more fully described in the afore-said 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 \$34,000.00 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.

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Richard E. Solomon, et al.,
Substitute Trustees

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

153581 (7-23,7-30,8-6)

LEGALS

POLICE ACCOUNTABILITY BOARD
**COUNTY COUNCIL OF
PRINCE GEORGE'S COUNTY, MARYLAND**
REQUEST FOR APPLICATIONS

The Prince George's County Council is seeking qualified applicants to serve on the Police Accountability Board. In accordance with Sec. 2-533 of the Prince George's County Code, the County Council is appointing five members to serve on the board.

QUALIFICATION REQUIREMENTS: Individuals must meet the qualifications outlined in Sec. 2-533 of the County Code, which may be accessed at the following link: https://library.municode.com/md/prince_george's_county

HOW TO APPLY: To be considered for this position, individuals must complete an application form by 5:00 p.m. on Friday, August 21, 2026 which may be accessed at the following link: <https://princegeorgescountymd.granicus.com/boards/forms/631/apply>. Individuals who have met the qualifications will be notified of their eligibility by email.

Notice is also hereby given that the County Council of Prince George's County, Maryland, will hold the following informational meeting/listening session for the public to hear from those under consideration by the Council:

TUESDAY, SEPTEMBER 8, 2026
10:00 A.M.
COUNCIL HEARING ROOM
WAYNE K. CURRY ADMINISTRATION BUILDING
1301 McCORMICK DRIVE
LARGO, MARYLAND
<https://pgccouncil.us/LIVE>

Public comments, letters of support, or potential candidate questions may be submitted using the Council's eComment portal at: <https://pgc-council.us/Speak> For those unable to use the portal, comments/written correspondence may be emailed to: onlinesignup@co.pg.md.us or faxed to (301) 952-5178. Comments must be received by 3:00 p.m. on Monday, September 7, 2026.

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

ATTEST:
Donna J. Brown
Clerk of the Council

153672 (8-6)

LEGALS

FAIR ELECTION FUND COMMISSION
**COUNTY COUNCIL OF
PRINCE GEORGE'S COUNTY, MARYLAND**
REQUEST FOR APPLICATIONS

The Prince George's County Council is seeking qualified applicants to serve on the Fair Election Fund Commission. In accordance with Sec. 10-331 of the Prince George's County Code, the County Council is appointing five members to serve on the board.

QUALIFICATION REQUIREMENTS: Individuals must meet the qualifications outlined in Sec. 10-331 of the County Code, which may be accessed at the following link: https://library.municode.com/md/prince_george's_county

HOW TO APPLY: To be considered for this position, individuals must complete an application form by 5:00 p.m. on Friday, August 21, 2026 which may be accessed at the following link: <https://princegeorgescountymd.granicus.com/boards/forms/631/apply>. Individuals who have met the qualifications will be notified of their eligibility by email.

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

ATTEST:
Donna J. Brown
Clerk of the Council

153673 (8-6)

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**
7314 LOIS LANE
LANHAM, MD 20706

By authority contained in a Deed of Trust dated August 17, 2020 and recorded in Liber 44023, Folio 9, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$324,291.00, and an interest rate of 3.250%, 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

AUGUST 11, 2026 AT 11:30AM

ALL THAT FEE SIMPLE property more fully described in the afore-said 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

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

153580 (7-23,7-30,8-6)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LORETTA CALDWELL

Notice is given that Michael Currie, whose address is 588 Regent Pl NE, Washington, DC 20017, was on April 5, 2024 appointed personal representative of the small estate of Loretta Caldwell, who died on June 7, 2023 without a will.

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

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

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

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

MICHAEL CURRIE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 133012
153667 (8-6)

David M Goldman Esq
3635 Old Court Rd Ste 401
Pikesville, MD 2108-3908
410-205-4830

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
KATHLEEN HELEN GIROUX

Notice is given that David M Goldman, whose address is 3635 Old Court Rd Ste 401, Baltimore, MD 21208-3908, was on July 21, 2026 appointed Personal Representative of the estate of KATHLEEN HELEN GIROUX, who died on May 21, 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.

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.

DAVID M GOLDMAN
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 138404
153696 (8-6,8-13,8-20)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CONRAD PAUL HEINS JR

Notice is given that Conrad Paul Heins III, whose address is 1672 Beekman Pl NW Apt A, Washington, DC 20009-6542, was on July 23, 2026 appointed personal representative of the small estate of Conrad Paul Heins Jr, who died on December 24, 1982 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.

CONRAD PAUL HEINS 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. 142274
153668 (8-6)

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DARRELL ANTHONY YOUNG

Notice is given that Michelle Simon, whose address is 401 North Washington St Ste 445, Rockville, MD 20850-0707, was on July 21, 2026 appointed Personal Representative of the estate of DARRELL ANTHONY YOUNG, who died on January 26, 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.

MICHELLE SIMON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 138362
153697 (8-6,8-13,8-20)

LEGALS

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

P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of:
LILLIE S. RANSOM
Estate No.: 140812

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Bruce Alex Ransom for judicial probate of the copy of the will dated September 12, 2013, and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **August 26, 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
153611 (7-30,8-6)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of:
ANDREW ROBIN GRAY
Estate No.: 133328

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Paul E. Jochum 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 **September 8, 2026 at 10:30 A.M.**

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

REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
CERETA A. LEE
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
PHONE: (301) 952-3250
153612 (7-30,8-6)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ALBERT NORMAN LEWIS

Notice is given that Lawan Hill, whose address is 5065 Kimi Gray Ct SE, Washington, DC 20019-5917, and Phillip Lewis, whose address is 3823 Saint Barnabas Rd Apt 103, Suitland, MD 20746-3225, were on July 24, 2026 appointed co-personal representatives of the small estate of Albert Norman Lewis, who died on October 4, 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 co-personal representatives 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 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.

**LAWAN HILL
PHILLIP LEWIS**
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. 135183
153669 (8-6)

Adam S. Abramowitz, Esquire
9711 Washingtonian Blvd, Ste 550
Gaithersburg, MD 20878
301-980-2879

NOTICE TO CREDITORS
APPOINTMENT OF
FOREIGN PERSONAL
REPRESENTATIVE

NOTICE IS GIVEN that the Circuit Court of Fairfax County, Virginia appointed Yaritza Pacheco Lopez, whose address is 7305 Clinton Vista Lane, Clinton, MD 20735, as the Administrator of the Estate of Jose Angel Pacheco who died on October 15, 2025 domiciled in Fairfax County, Virginia.

The Maryland resident agent for service of process is Yaritza Pacheco Lopez, whose address is 7305 Clinton Vista Lane, Clinton, MD 20735.

At the time of death, the decedent owned real or leasehold property in the following Maryland counties:

PRINCE GEORGE'S COUNTY

All persons having claims against the decedent must file their claims with the Register of Wills for Prince George's County with a copy to the foreign personal representative on or before the earlier of the following dates:

- (1) Six months from the date of the decedent's death; or
- (2) Two months after the foreign personal representative mails or delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claim within two months from the mailing or other delivery of the notice. Claims filed after that date or after a date extended by law will be barred.

YARITZA PACHECO LOPEZ
Foreign Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773
Estate No. 142100
153699 (8-6,8-13,8-20)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DOROTHY W ANDERSON

Notice is given that Jerry Anderson, whose address is 340 Ridge Rd, Washington Grove, MD 20880, and Oliver T Anderson, whose address is 103 E Mill Ave, Capitol Heights, MD 20743-2604 were on July 29, 2026 appointed Co-Personal Representatives of the estate of DOROTHY W ANDERSON who died on March 31, 2026 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the 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 29th of January, 2027.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 29th of January, 2027.

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.

**JERRY ANDERSON
OLIVER T ANDERSON**
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. 142096
153675 (8-6,8-13,8-20)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARVIN JEROME POWELL

Notice is given that Christopher Powell, whose address is 3495 Promenade Pl Apt 307, Waldorf, MD 20603, was on July 21, 2026 appointed Personal Representative of the estate of MARVIN JEROME POWELL, who died on May 26, 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.

CHRISTOPHER POWELL
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 139743
153695 (8-6,8-13,8-20)

LEGALS

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

P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of:
ANDREW ROBIN GRAY
Estate No.: 133328

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **September 8, 2026 at 10:30 A.M.**

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

REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
CERETA A. LEE
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
PHONE: (301) 952-3250
153614 (7-30,8-6)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BERTHA JUANITA COLLINS

Notice is given that Harold L Collins, whose address is 11302 Woodson Ave, Kensington, MD 20895-1430, was on July 23, 2026 appointed Personal Representative of the estate of BERTHA JUANITA COLLINS who died on September 13, 2025 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 23rd day of January, 2027.

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 January, 2027.

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.

HAROLD L COLLINS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 140358
153676 (8-6,8-13,8-20)

I William Chase
1190 West Northern Parkway
Suite 124
Baltimore, MD 21210
410-433-4100

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BLAINE E RICHARDSON

Notice is given that Joshua E Zuberberg, whose address is 1190 West Northern Parkway Suite 124, Baltimore, MD 21210, was on July 17, 2026 appointed Personal Representative of the estate of BLAINE E RICHARDSON who died on November 21, 2024 with a will.

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

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

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

JOSHUA E ZUKERBERG
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 139503
153629 (7-30,8-6,8-13)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of:
JANNIE LUELLA JOHNSON
Estate No.: 138520

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Cotina Lane Pixley 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 **September 8, 2026 at 10:30 A.M.**

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

REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
CERETA A. LEE
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
PHONE: (301) 952-3250
153670 (8-6,8-13)

Harrison C. Long Esq
Johannesmeyer & Sawyer, PLLC.
252 Latitude Ln, Ste 102
Clover, SC 29710-8152
240-249-7890

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HENRY MCCLEE JOYNER

Notice is given that Henry Joyner Jr, whose address is 14214 Greenview Dr, Laurel, MD 20708-3208, was on November 4, 2025 appointed personal representative of the small estate of HENRY MCCLEE JOYNER, who died on April 3, 2025 without a will.

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

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

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

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

HENRY JOYNER 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. 139050
153657 (8-6)

LEGALS

Mark Gibson
34 Hancock St Apt 2
Brockton, MA 02301
508-677-7209

NOTICE TO CREDITORS OF
APPOINTMENT OF
FOREIGN PERSONAL
REPRESENTATIVE

NOTICE IS GIVEN that the Superior Court of District of Columbia appointed Mark Gibson, whose address is 34 Hancock St Apt 2, Brockton, MA 02301, as the Personal Representative of the Estate of Mark Cole who died on March 3, 2026 domiciled in Washington, DC.

The Maryland resident agent for service of process is Clinton Cole, whose address is 10731 Castleton Way, Upper Marlboro, MD 20774.

At the time of death, the decedent owned real or leasehold property in the following Maryland counties:

PRINCE GEORGE'S COUNTY

All persons having claims against the decedent must file their claims with the Register of Wills for Prince George's County with a copy to the foreign personal representative on or before the earlier of the following dates:

- (1) Six months from the date of the decedent's death; or
- (2) Two months after the foreign personal representative mails or 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.

MARK GIBSON
Foreign Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773
Estate No. 142157
153566 (7-23,7-30,8-6)

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

**BEFORE THE REGISTER
OF WILLS**
IN THE ESTATE OF:
ALBERT ROBERT KRUEGER JR
ESTATE NO: 140148

PUBLIC NOTICE
TO CAVEAT

To all persons interested in the above estate:

Notice is given that a petition to caveat has been filed by Robert McCarthy and Kristen Martin, challenging the will dated November 5, 2025.

You may obtain from the Register of Wills the date and time of any hearing on this matter.

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RUSSELL PAT CANNON

Notice is given that Jacqueline Cannon, whose address is 5702 Lambert Dr, Temple Hills, MD 20748-3520, was on July 15, 2026 appointed Personal Representative of the estate of RUSSELL PAT CANNON, who died on August 5, 2022 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 15th day of January, 2027.

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 January, 2027.

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.

JACQUELINE CANNON
Personal Representative

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

Estate No. 127468

153639 (7-30,8-6,8-13)

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 Courthouse, 14735 Main Street, and specifically at the **entrance to the Duvall Wing**, Upper Marlboro, MD 20772, at 4:00 P.M. on 08/21/2026. Purchaser of vehicle(s) must have it inspected as provided in Transportation Section 23-107 of the Annotated Code of Maryland. The following may be inspected during normal business hours at the shops listed below. All parties claiming interest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935.

LOT#10896
2014 CHRYSLER
VIN# 1C3CCBAB2EN121921
\$6242.00

LOT#10897
2023 TOYOTA
VIN# 7MUFBABG0PV006575

LOT#10898
2017 PORSCHE
VIN# WP1AA2A59HLB05491

LOT#10901A
2012 MERCEDES
VIN# WDDEJ7EBXCA029709

LOT#10902
2020 MERCEDES
VIN# WDC0J8EB2LF712088

LOT#10903
2020 NISSAN
VIN# 5N1DR2CM6LC609027

LOT#10917
2012 KENILWORTH
VIN# 1XKWD49X3CJ332586

LOT#10920
2013 LEXUS
VIN# JTHBW1GG8D2020702

LOT#10951
2026 HYUNDAI
VIN# KMHLL4DG0TU144675

LOT#10952
2015 CHRYSLER
VIN# 1C3CCAB3FN503978

LOT#10953
2019 FORD
VIN# 1FTMF1CB2KKE74364

LOT#11038
2014 FORD
VIN# 1FMCU9GXXEUB09358

LOT#11039
2016 MAZDA
VIN# JM3KE4CY0G0876409

LOT#11040
2016 KIA
VIN# 5XXGT4L38GG107244

LOT#11041
2019 KIA
VIN# 3KPF34AD1KE071471

LOT#11042
2017 KIA
VIN# KNDCB3LC8H5067698

LOT# 11043
2019 KIA
VIN# KNDMB5C14K6508260

LOT#11094
1986 HOLIDAY 35’ BOAT
MD# 3461AV
USCG# 1062616
HIN# HMH00915J586
ROCKHOLD CREEK MARINA
453 DEALE RD
DEALE

LOT#11095
2018 JEEP
VIN# 3C4NJCB9JT500438

LOT#11096
2018 INTERNATIONAL
VIN# 3HSDZAPR4JN434651

PUBLIC SALE

The Auctioneer Reserves the right to post a minimum bid.
Terms of Sale: CASH,
12% Buyer Premium

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

153704 (8-6,8-13)

PRINCE GEORGE’S COUNTY GOVERNMENT

Board of License Commissioners
(Liquor Control Board)

REGULAR SESSION

AUGUST 12, 2026

1. t/a Cork and Bottle Liquors, Daljit Singh, Member, DEM Corks & Bottles, LLC, 516 Main Street, Laurel, 20707. Request for a Delivery Permit.

2. Norbert Azongho, Member-Manager, t/a House of Flavors, located at 13460 Baltimore Avenue, Laurel, 20707. For an alleged violation of Section 6-311, Purchase Alcoholic Beverages from other than a Wholesaler, of the Annotated Code of Maryland, and R.R. No. 11 of the Rules and Regulations for Prince George’s County.

3. Ramon Hernandez, Member/Authorized Person, t/a Riderwood Village, located at 3140 Gracefield Road, Beltsville, 20904. For an alleged violation of R.R. No. 11 of the Rules and Regulations for Prince George’s County: Purchase by Authorized Retailer: No license holder shall purchase any alcoholic beverage except form a duly licensed manufacturer or wholesaler. No retail license holder shall sell to another license holder any alcoholic beverages except to the holder of Special Class C, (Club) per diem license as defined in the Alcoholic Beverages Article of the Annotated Code of Maryland. No license holder shall at any time keep or permit to be kept upon the licensed premises any alcoholic beverage unless purchased in accordance with this Rule and Regulation.

4. Constance A. Ikechi, Managing Member /Authorized Person, t/a Tropicana Grill and Food Market, located at 3503-3505 Maryland Avenue, Cheverly, 20785. For non-payment of fines related to violation of R.R. No. 83-Alcohol Awareness of the Rules and Regulations of Prince George’s County.

A virtual hearing will be held via Zoom at 7:00 p.m. on Wednesday, August 12, 2026. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC’s website at <http://bolc.mypgc.us>, or you may email BLC@co.pg.md.us to request the link. Letters of Support or Oppositions should be submitted to our office at least 5 days prior to the day of the hearing. Additional information may be obtained by contacting the Board’s Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest:
Terence Sheppard
Director
July 27, 2026

153650 (7-30,8-6)

ORDER OF PUBLICATION

ACHING OAK LLC
C/O TESS LAW
2833 SMITH AVE #138
BALTIMORE MD 21209

v.

Plaintiff

CARL SHEN

Prince George’s County

Office of Finance of Prince George’s County

Washington Suburban Sanitary Commission

State of Maryland Office of the Attorney General

ANNE K. SHEN

All unknown owners of the property (2600 KEATON PL BOWIE 20715 being known as District - 07 Account Identifier - 0724930 with a legal description of 20,413.0000 Sq.Ft. & Imps. Kenilworth At Lot 7 Blk 89 Sec 25 Assmt \$424,800 Lib 06148 Fl 176 and assessed to Shen Carl Etal. on the Tax Roll of the Director of Finance), the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest and any and all persons having or claiming to have any interest in the property.

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY

Case No. C-16-CV-26-004395

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 2600 KEATON PL BOWIE 20715 being known as District - 07 Account Identifier - 0724930 with a legal description of 20,413.0000 Sq.Ft. & Imps. Kenilworth At Lot 7 Blk 89 Sec 25 Assmt \$424,800 Lib 06148 Fl 176 and assessed to Shen Carl Etal. on the Tax Roll of the Director of Finance sold by the Finance Officer of PRINCE GEORGE’S COUNTY, State of Maryland to ACHING OAK LLC, the Plaintiff.

A description of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: 2600 KEATON PL BOWIE 20715 being known as District - 07 Account Identifier - 0724930 with a legal description of 20,413.0000 Sq.Ft. & Imps. Kenilworth At Lot 7 Blk 89 Sec 25 Assmt \$424,800 Lib 06148 Fl 176 and assessed to Shen Carl Etal. on the Tax Roll of the Director of Finance.

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

It is thereupon this 27th day of July, 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 consecutive weeks, warning all persons interested in the property to appear before this Court by the 6th day of October, 2026 and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting title to the property in Plaintiff, free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
153651 (7-30,8-6,8-13)

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LEGALS

NOTICE TO CONTRACTORS

NOTICE IS HEREBY GIVEN THAT bids will be received by the Prince George’s County, Office of Procurement, for the Department of Public Works and Transportation, Office of Engineering and Project Management through the Speed eProcurement Platform at: **SPEED** until **August 12, 2026, at 11:59PM** Eastern local time for the following project:

Stormwater Management Facilities Restoration and Construction at Various Locations
IFB NO. WS1815385036
Contract No. 969-H (G)

1. **Contract Documents.**
Contract documents are only available for download on the following websites:
- SPEED eProcurement Platform, <https://portal.us.bn.cloud.ariba.com/dashboard/public/appext/comsapsbncdiscovervui#/leads/search?anId=AN01496591158>
The project can be found by project name of IFB No. **WS1815385036**.
 - eMaryland Marketplace (eMMA). The project can be found by project name or Project ID No. **BPM057430** at Public Solicitations: eMaryland Marketplace Advantage (eMMA).
- Bidders are encouraged to register at the eMMA, and SPEED websites to obtain applicable solicitation documents and notifications.

2. **Project Description:**
The Project scope includes repair and maintenance of existing stormwater management facilities located throughout Prince George’s County. This work will include (but not be limited to) sediment removal, dewatering structure repair and replacement, dam embankment repair, woody vegetation removal and access road restoration.

3. **Minimum Qualifications:**
The contractor must have a minimum of five (5) years’ experience of performing work similar in nature.

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

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

Qty	Unit	Description
80	UD	Clearing and Grubbing
40	UD	Flashing Arrow Panels
40	UD	Temporary Traffic Signs Type III
40	LS	Drums for Maintenance of Traffic (200 ea.)
4,000	LF	Temporary Orange Construction Fence
60	EA	Mobilization at Five Thousand Dollars per Each
2,600	CY	Excavation Class 2
10,000	CY	Sediment Excavation and Removal, On-site Disposal
65,000	CY	Sediment Excavation and Removal, Off-site Disposal
3,000	CY	Backfill with On-Site Suitable Material
3,000	CY	Borrow Excavation – Non-Structural Fill
3,000	CY	Borrow Excavation – Structural Fill
2,400	CY	Borrow Excavation – Clay or Capping Material
200	CY	Test Pit Excavation
3,000	LF	Trimming Existing Ditches
200	CY	Class 3 Trench Excavation-Beyond 6’ up to 10’ Depth
2,000	CY	Selected Backfill – No. 57Aggregate
1,000	CY	Selected Backfill – Crusher Run Aggregate CR-6
400	TON	Selected Backfill- Washed Bank Run Gravel
400	TON	Selected Backfill – Coarse Sand
400	LF	Reinforced Concrete Pipe Class 4 - - 15” Diameter
400	LF	Reinforced Concrete Pipe Class 4 - -18” Diameter
400	LF	Reinforced Concrete Pipe Class 4 - - 24” Diameter
400	LF	High Density Polyethylene (HDPE) Dual Wall Pipe -- 15” Diameter
400	LF	High Density Polyethylene (HDPE) Dual Wall Pipe -- 18” Diameter
400	LF	High Density Polyethylene (HDPE) Dual Wall Pipe -- 24” Diameter
400	LF	Corrugated Aluminized Metal Pipe - - 16 Gauge - - 15” Diameter
400	LF	Corrugated Aluminized Metal Pipe - - 16 Gauge - - 18” Diameter
30	EA	Standard Concrete End Wall SD30 – 15” to 24” Diameter Pipe
30	EA	Standard Concrete End Wall SD30 – 30” to 36” Diameter Pipe
30	EA	Standard Concrete End Wall SD 33, Type H - 15” to 24” Dia. Pipe - per Each
30	EA	Standard Concrete End Wall SD 33, Type H – 30” to 36” Dia. Pipe - per Each
30	EA	Standard Storm Drain Yard Inlet
30	EA	Standard Storm Drain Yard Inlet Type K
30	EA	Standard Storm Drain Yard Inlet Type E (SHA)
20	EA	Standard Pre-cast Concrete Manhole 48” Dia Up to 6 Foot Depth
60	LF	Standard Pre-Cast Manhole 48” Dia – Vertical Extension
20	EA	Standard Pre-Cast Conc Manhole 60” Dia – Up to 6 Foot Depth
60	LF	Standard Pre-Cast Manhole 60” Dia – Vertical Extension
40	EA	Cleaning of Existing Storm Inlet or Manhole – any Size
150	CY	Miscellaneous Structural Concrete
150	CY	Miscellaneous Non-Structural Concrete
2,000	LF	Earth Dikes
3,000	LF	Temporary Swales
10,000	LF	Silt Fence
8,000	LF	Super Silt Fence
40	EA	Standard Inlet Protection
40	EA	At Grade Inlet Protection
40	EA	Curb Inlet Protection
400	TON	Stabilized Construction Entrance
400	TON	Rehabilitate Stabilized Construction Entrance
2,000	LF	Straw Bales
1,000	TON	Stone Rip Rap Class 0
2,500	TON	Stone Rip Rap Class I
2,000	TON	Stone Rip Rap Class II
1,000	TON	Stone Rip Rap Class III
1,000	CY	Gabions
400	CY	Flowable Fill for Pipes and Trenches
40	EA	Portable Sediment Tank
40	EA	Filter Bag
800	CF	Brick Masonry
2,600	SF	Parging of Brick or Concrete Surfaces
2,600	SF	Epoxy Protective Coating for Concrete Surfaces
600	TON	Hot Mix Asphalt Super Pave 9.5mm PG 64-22, Level 2
600	TON	Hot Mix Asphalt Super Pave 12.5mm PG 64-22, Level 2
600	SY	Full Depth Patching
1,000	SY	Milling Hot Mix Asphalt Paving 1 Inch to 2 Inch Depth
400	SY	Remove and Replace Commercial Driveway Entrance
1,000	LF	Standard Concrete Curb and Gutter Combination
5,000	SF	Concrete Sidewalk – 5 Inch
1,000	SF	Concrete Handicap Access Ramp
3,300	LF	Galvanized or Vinyl Coated Chain Link Fence – 4 Foot High
4,100	LF	Galvanized or Vinyl Coated Chain Link Fence – 6 Foot High
1,200	SF	Galvanized or Vinyl Coated Chain Link Fence Gate & Hardware
800	LF	Remove and Replace Chain Link Fence on Existing Headwall
200	LF	Remove and Reset Existing Chain Link Fence – Up to 8’ Height
200	LF	Access Road Gate – Up to 12 Foot Wide
200	LF	Access Road Gate Extension – 1 Foot Increment
80	EA	Remove and Replace Removable Pipe Bollard
8,000	SY	Furnish and Place Topsoil – 4 Inch Depth
4,000	SY	Place Salvaged Topsoil – 4 Inch Depth
2,100	CY	Bio-Retention Soil Mix
2,100	CY	Wood Chips
11,500	SY	Turfgrass Establishment – Permanent Seed and Mulch
16,000	SY	Sodding
400	1000 GA	Additional Watering of Sod, Plants and Seeded Areas
9,000	SY	Soil Stabilization Matting Type A
9,000	SY	Soil Stabilization Matting Type B
7,000	SY	Soil Stabilization Matting Type C
200	HR	Mowing - Manual

LEGALS

500	HR	Mowing - Tractor
207	DAY	Tree Trimming Crew with Equipment
150	EA	Tree Removal – 4 Inches to 6 Inches Diameter (4”- 6”DBH)
150	EA	Tree Removal – Greater Than 6 Inches to 12 Inches Diameter (>6”-12”DBH)
65	EA	Tree Removal – Greater than 12 Inches to 24 Inches Diameter (>12”- 24”DBH)
65	EA	Tree Removal – Greater Than 24 Inches to 36 Inches Diameter (>24”- 36”DBH)
400	DAY	Dewatering Pump 4”
400	DAY	Dewatering Pump 6”
460	LD	Dumpsters for Debris and Organic Material
150	EA	Sand Blast and Paint Trash Rack
50	LS	Service and Exercise Existing Valve

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

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

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

8. **Bonding.** Performance and Payment bonds are required when the initial Contract Price exceeds One Hundred Thousand Dollars (\$100,000.00).

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

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

11. This project requires **50%** County Based Minority Business (CBMBE) participation as described in more detail in Part I, **Instructions to Bidders, Sections 1.36 and 1.37, Jobs First Act and Minority Business Enterprises Notice and County Based Small Business Participation Requirements.**

12. 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).

13. An **optional** virtual Pre-Bid Conference will be held on **July 29, 2026, at 10:00 a.m.** eastern local t ime, via Teams at: <https://teams.microsoft.com/meet/286440969098983?p=Uk0lDq8iZNy6oL40vg>

Meeting I.D.: 286 440 969 098 983 Password: EM2ao6DF
Dial by phone: 240-673-1195 Conference ID: 834 809 62#

153570 (7-23,7-30,8-6)

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

**2717 IVERSON STREET, UNIT 62
TEMPLE HILLS, MD 20748**

By authority contained in a Deed of Trust dated January 31, 2006 and recorded in Liber 24560, Folio 197, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$106,000.00, and an interest rate of 6.750%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex–If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

AUGUST 18, 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 \$6,400.00 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

153653 (7-30,8-6,8-13)

THIS COULD BE **YOUR AD!**

Call 301-627-0900 for a
quote.

LEGALS

Anthony A Cantalupo Jr
11300 Rockville Pike
One Central Plaza Ste 112
Rockville, MD 20852
301-231-0677

Sharon Theodore-Lewis
9701 Apollo Drive, Suite 100
Largo, MD 20774
240-603-3940

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
KATHLEEN M. HERBERGER

Notice is given that Sarah C. Herberger, whose address is 1155 Ripley St Apt 914, Silver Spring, MD 20910-7459, was on July 22, 2026 appointed Personal Representative of the estate of KATHLEEN M. HERBERGER, who died on November 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 of the personal representative shall file their objection with the Register of Wills on or before the 22nd day of January, 2027.

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 January, 2027.

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

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

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

SARAH C. HERBERGER
Personal Representative

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

Estate No. 140436

153687 (8-6,8-13,8-20)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
NICOLE SAMARIA JOHNSON

Notice is given that Magdalene Lyvon Covington, whose address is 15617 Plaid Dr., Laurel, MD 20707-5318, was on July 28, 2026 appointed Personal Representative of the estate of NICOLE SAMARIA JOHNSON, who died on May 29, 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 28th day of January, 2027.

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 28th day of January, 2027.

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.

MAGDALENE LYVON COVINGTON
Personal Representative

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

Estate No. 142203

153689 (8-6,8-13,8-20)

The Prince George’s Post Newspaper
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LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DENISE CATHERINE HACKETT

Notice is given that Akilan Shan Harris, whose address is 5706 Deer Pond Ln, Suitland, MD 20746-4439, was on July 22, 2026 appointed personal representative of the small estate of Denise Catherine Hackett, who died on September 7, 2025 without a will.

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

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

AKILAH SHANI 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. 139374
(8-6)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**CELESTE ARLENE MICHELE
EDWARDS**

wards, whose address is 2110 Barrowfield Rd, Fort Washington, MD 20744-3102, was on May 18, 2026 appointed personal representative of the small estate of Celeste Arlene Michele Edwards, who died on March 30, 2026 without a will.

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

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

ANDREW EDWARDS
Personal Representative

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

(8-6)

Prince George's County *Since 1932*

LEGALS

Elisabeth Morse Esq
10605 Concord St Ste 420
Kensington, MD 20895-2519
240-205-7218

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
KATHLEEN FERNANDEZ

Notice is given that Madeline E Fernandez, whose address is 36 Ridge Rd Unit C, Greenbelt, MD 20770-7745, was on July 20, 2026 appointed Personal Representative of the estate of KATHLEEN FERNANDEZ, who died on August 21, 2025 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 20th day of January, 2027.

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 January, 2027.

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.

MADELINE E FERNANDEZ
Personal Representative

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

Estate No. 142220

153634 (7-30,8-6,8-13)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SHELIA L FITZGERALD

Notice is given that Kenise Wood, whose address is 10805 Cobblestone Dr, Spotsylvania, VA 22553-1694, was on July 8, 2026 appointed Personal Representative of the estate of SHELIA L FITZGERALD, who died on May 15, 2026 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 8th day of January, 2027.

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 January, 2027.

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.

KENISE WOOD
Personal Representative

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

Estate No. 141738

153559 (7-23,7-30,8-6)

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
NORBERTA W. SCHOENE

Notice is given that William E. M. Lands, whose address is 6100 Westchester Park Drive, Unit 1219, College Park, Maryland 20740, was on July 16, 2026 appointed Personal Representative of the estate of NORBERTA W. SCHOENE, who died on June 29, 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 16th day of January, 2027.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 16th day of January, 2027.

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.

WILLIAM E. M. LANDS
Personal Representative

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

Estate No. 142007

153637 (7-30,8-6,8-13)

LEGALS

Martin G. Oliverio
14300 Gallant Fox Lane, Suite 103
Bowie, MD 20715
301-383-1856

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WILLIAM SCOTT

Notice is given that Beverly Saul, whose address is 7705 Earnshaw Drive, Brandywine, MD 20613, was on July 13, 2026 appointed Personal Representative of the estate of WILLIAM SCOTT, who died on April 14, 2026 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 13th day of January, 2027.

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 January, 2027.

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.

BEVERLY SAUL
Personal Representative

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

Estate No. 141993

153541 (7-23,7-30,8-6)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JACQUELINE E BHOLA

Notice is given that Chandra Bhola, whose address is 2443 Saint Albert Terr, Brookeville, MD 20833, and Elizabeth Bhola-Swiney, whose address is 1503 Sacramento St, Upper Marlboro, MD 20774, were on July 10, 2026 appointed Co-Personal Representatives of the estate of JACQUELINE E BHOLA who died on May 31, 2026 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the co-personal representatives shall file their objection with the Register of Wills on or before the 10th day of January, 2027.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 10th day of January, 2027.

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.

CHANDRA BHOLA
ELIZABETH BHOLA-SWINEY
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. 142119

153564 (7-23,7-30,8-6)

Josephine Scarlett
P. O. Box 37
Upper Marlboro, Maryland 20773
301-627-1930

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HILSON SNOW, JR.

Notice is given that Sean Snow, whose address is 12704 Piscataway Landing Drive, Clinton, Maryland 20735, and Monette Wright, whose address is 11701 Maher Drive, Fort Washington, Maryland 20744, were on July 9, 2026 appointed Co-Personal Representatives of the estate of HILSON SNOW, JR. who died on May 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 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 9th day of January, 2027.

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 January, 2027.

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.

SEAN SNOW
MONETTE WRIGHT
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. 141636

153563 (7-23,7-30,8-6)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JAMES THEODORE BRISCOE SR

Notice is given that Joan Verdiier, whose address is PO Box 29173, Washington, DC 20017-0173, was on July 2, 2026 appointed Personal Representative of the estate of JAMES THEODORE BRISCOE SR, who died on March 2, 2025 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 2nd day of January, 2027.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 2nd day of January, 2027.

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.

JOAN VERDIER
Personal Representative

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

Estate No. 136756

153562 (7-23,7-30,8-6)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MILDRED BROOKS WASHINGTON

Notice is given that Terrinthia Sandra Herrion, whose address is 7500 Castle Rock Dr, Clinton, MD 20735-1877, was on July 23, 2026 appointed Personal Representative of the estate of MILDRED BROOKS WASHINGTON who died on July 2, 2026 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 23rd day of January, 2027.

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 January, 2027.

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.

TERRINTHIA SAUNDRA HERRION
Personal Representative

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

Estate No. 142270

153677 (8-6,8-13,8-20)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BARBARA ANN TEMPLEMON

Notice is given that Monica Transou, whose address is 723 Millhouse Dr, Glen Burnie, MD 21060-8583, and Syleesia Templemon, whose address is 202 Staton Dr, Upper Marlboro, MD 20774-1804, were on July 13, 2026 appointed Co-Personal Representatives of the estate of BARBARA ANN TEMPLEMON who died on June 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 co-personal representatives or the attorney.

All interested persons or unpaid claimants having any objection to the appointment of the co-personal representatives shall file their objection with the Register of Wills on or before the 13th day of January, 2027.

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 January, 2027.

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.

MONICA TRANSOU
SYLEESSIA TEMPLEMON
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. 142060

153565 (7-23,7-30,8-6)

Frank S. Baldino
7600 Wisconsin Ave Suite 700
Bethesda, MD 20814
301-657-0175

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BETSY RAYMOND CAMPANA

Notice is given that Amelia Lynn Campana, whose address is 6355 Green Field Road, Unit 1612, Elkridge, MD 21075, and Katherine Elaine Campana, whose address is 3807 Sulgrave Drive, Alexandria, VA 22309 were on July 22, 2026 appointed Co-Personal Representatives of the estate of BETSY RAYMOND CAMPANA who died on December 15, 2025 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the 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 22nd of January, 2027.

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 of January, 2027.

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.

AMELIA LYNN CAMPANA
KATHERINE ELAINE CAMPANA
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. 142244

153684 (8-6,8-13,8-20)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ABEL ROJAS MARTINEZ

Notice is given that Isauro Rojas-Guzman, whose address is 6312 Hardwood Dr, Lanham, MD 20706-2859, was on July 16, 2026 appointed Personal Representative of the estate of ABEL ROJAS MARTINEZ, who died on March 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 16th day of January, 2027.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 16th day of January, 2027.

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.

ISAURO ROJAS-GUZMAN
Personal Representative

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

Estate No. 142191

153638 (7-30,8-6,8-13)

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LEGALS

ORDER OF PUBLICATION

ATCF II MARYLAND, LLC
PO BOX 523
FOREST HILL, MD 21050

Plaintiff

v.

JAMES W. DORSEY SR.

and

PHILLIP M. DORSEY

and

PHYLLIS M. DORSEY

and

IDA E. DORSEY

and

THE TESTATE AND INTESTATE SUCCESSORS OF IDA E. DORSEY, BELIEVED TO BE DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER IDA E. DORSEY

and

THE STATE OF MARYLAND

and

PRINCE GEORGE’S COUNTY, MARYLAND

And heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, unknown owners and any and all persons having or claiming to have any interest in the following property:

Property: 804 58th Avenue, Capitol Heights, MD 20743
Lot Size: 6,250 SF & Imps
Desc.: Fairmount Heights, Block C, Lots 6 & 7
Deed Ref.: 36742/319
Tax ID: 18 2014702
Ass’d to: James W. Dorsey Sr.

In the Circuit Court for Prince George’s County, Maryland C-16-CV-26-004357

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

Property: 804 58th Avenue, Capitol Heights, MD 20743
Lot Size: 6,250 SF & Imps
Desc.: Fairmount Heights, Block C, Lots 6 & 7
Deed Ref.: 36742/319
Tax ID: 18 2014702
Ass’d to: James W. Dorsey Sr.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 20th day of July, 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 THE PRINCE GEORGE’S POST, a newspaper having general circulation in Prince George’s County, once a week for three successive weeks, warning all persons interested in the said properties to be and appear in this Court by the 22nd day of September, 2026, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this 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
153516 (7-23,7-30,8-6)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF DONALD JOHN BOWLDING

Notice is given that Charlene Gilliam, whose address is 1624 Ruston Ave, Capitol Heights, MD 20743-5323, was on July 14, 2026 appointed Personal Representative of the estate of DONALD JOHN BOWLDING, who died on April 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 14th day of January, 2027.

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 January, 2027.

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.

CHARLENE GILLIAM
Personal Representative

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

Estate No. 141303
153538 (7-23,7-30,8-6)

LEGALS

NOTICE

JEREMY K. FISHMAN,

Substitute Trustee

vs.

ESTATE OF JOHN H. WALLER, PERSONAL REPRESENTATIVE ERICA T. DAVIS MARIE-JOSE WALLER (Deceased) 1400 Rosemary Court Bowie, MD 20721-2242

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland Civil Action No. C-16-CV-25-005505

Notice is hereby given this 23rd day of July, 2026, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 1400 Rosemary Court, Bowie, MD 20721-2242, made and represented by Jeremy K. Fishman, Substitute Trustee, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 24th day of August, 2026, next, provided a copy of this NOTICE be inserted in some newspaper published in said County once in each of three successive weeks before the 24th day of August, 2026, next.

The Report of Sale states the amount of the sale to be Five Hundred One Thousand Six Hundred Twenty One Dollars and Three Cents (\$501,621.03).

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

True Copy—Test:
Mahasin El Amin, Clerk
153644 (7-30,8-6,8-13)

LEGALS

ORDER OF PUBLICATION BY POSTING

IN THE MATTER OF PHILIP AWUNGACHE

In the Circuit Court for Prince George’s County, Maryland Case Number: C-16-FM-26- 003974

ORDERED, ON THIS 15th day of July, 2026, by the Circuit Court for Prince George’s County MD:

That the Interested Party, Njulefac Francis (aka Francis Njulefac), is hereby notified that the Petitioner, has filed a Petition for Guardianship of a Minor and a Motion for Special Findings of Fact and Law Regarding Special Immigrant Juvenile Status Eligibility naming him/her as an interested party and stating that the Interested Party’s last known address is: Kumba, Meme Division, Southwest Region, Cameroon, and therefore it is;

ORDERED, that this Order shall be published at least once a week in each of three successive weeks in one or more newspapers of general circulation published in Prince George’s County and provide proof of publication to the Court, and it is further;

ORDERED, said publication to be completed by the **14th day of August, 2026;** and it is further;

ORDERED, that the requirement of sending a copy of the notice via Regular U.S. mail (not certified) to Interested Party’s last known address is waived, and it is further;

ORDERED, THAT THE INTERESTED PARTY, NJULEFAC FRANCIS (AKA FRANCIS NJULEFAC), IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 13th day of September, 2026, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/ HER BY DEFAULT.

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

True Copy—Test:
Mahasin El Amin, Clerk
153517 (7-23,7-30,8-6)

LEGALS

ORDER OF PUBLICATION

SEPTEMBER PROPERTIES, LLC
PO BOX 523
FOREST HILL, MD 21050

Plaintiff

v.

SOLOMON P. HAMILTON III

and

THE STATE OF MARYLAND

and

PRINCE GEORGE’S COUNTY, MARYLAND

And heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, unknown owners and any and all persons having or claiming to have any interest in the property and premises situate in Prince George’s County:

Property: 0 Sheriff Road, Capitol Heights, MD 20743
Lot Size: 7,687 SF
Desc.: Lts 5, 6, &7 EX 425 SF & 762 SF OFEA (2287 SF DF RPGCO/RDS/Sherif) RW147 West Fairmount, Block 11
Deed Ref.: 30828/323
Tax ID: 18-2037000
Ass’d to: Solomon P. Hamilton III

In the Circuit Court for Prince George’s County, Maryland C-16-CV-26-004161

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

Property: 0 Sheriff Road, Capitol Heights, MD 20743
Lot Size: 7,687 SF
Desc.: Lts 5, 6, &7 EX 425 SF & 762 SF OFEA (2287 SF DF RPGCO/RDS/Sherif) RW147 West Fairmount, Block 11
Deed Ref.: 30828/323
Tax ID: 18-2037000
Ass’d to: Solomon P. Hamilton III

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 20th day of July, 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 THE PRINCE GEORGE’S POST, a newspaper having general circulation in Prince George’s County, once a week for three successive weeks, warning all persons interested in the said properties to be and appear in this Court by the 22nd day of September, 2026, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this 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
153575 (7-23,7-30,8-6)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF AGNES ADDISON

Notice is given that Nicole D Addison, whose address is 5625 Onslow Way, Capitol Heights, MD 20743, was on July 9, 2026 appointed Personal Representative of the estate of AGNES ADDISON, who died on June 17, 2026 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 9th day of January, 2027.

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 January, 2027.

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.

NICOLE D ADDISON
Personal Representative

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

Estate No. 142090
153543 (7-23,7-30,8-6)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF KATHERINE T CUNNINGHAM AKA: KATHERINE TERESA ANDERSON, KATHERINE TERESA CUNNINGHAM, TERESA C CUNNINGHAM, TERESA C SMART

Notice is given that Broderick Smart, whose address is 1003 Call Dr, Springdale, MD 20774-7050, was on June 24, 2026 appointed Personal Representative of the estate of KATHERINE T CUNNINGHAM, who died on December 25, 2025 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 24th day of December, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 24th day of December, 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.

BRODERICK SMART
Personal Representative

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

Estate No. 140298
153642 (7-30,8-6,8-13)

LEGALS

NOTICE

JEREMY K. FISHMAN, et al.

Substitute Trustees

vs.

ANDREA TYNICA LANE
9039 Congress Place Landover, MD 20785-4729

Defendant

In the Circuit Court for Prince George’s County, Maryland Civil Action No. C-16-CV-24-005556

Notice is hereby given this 23rd day of July, 2026, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 9039 Congress Place, Landover, MD 20785-4729, 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 24th day of August, 2026, next, provided a copy of this NOTICE be inserted in some newspaper published in said County once in each of three successive weeks before the 24th day of August, 2026, next.

The Report of Sale states the amount of the sale to be Two Hundred Thirty Four Thousand Five Hundred Dollars (\$234,500.00).

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

True Copy—Test:
Mahasin El Amin, Clerk
153643 (7-30,8-6,8-13)

LEGALS

ORDER OF PUBLICATION BY POSTING

GATHERRIGHT

VS

RICHARDSON

In the Circuit Court for Prince George’s County, Maryland Case Number: CAD22-19900

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

That the Defendant, **Lisa Richardson**, is hereby notified that the Plaintiff, has filed a MOTION TO ENFORCE THE CONSENT ORDER REGARDING DIVORCE, ALIMONY, MARITAL PROPERTY & ATTORNEYS FEES naming him/her as the defendant and stating that the Defendant’s last known address is: **1658 Louisiana Road South Daytona, Florida 32119** and therefore it is;

ORDERED, that this Order shall be published at least once a week in each of three successive weeks in one or more newspapers of general circulation published in Prince George’s County and provide proof of publication to the Court, and it is further;

ORDERED, said publication to be completed by the **26th day of August, 2026;** and it is further;

ORDERED, that the plaintiff shall mail, by regular mail (first class mail), to the defendant’s last known address, a copy of the signed order of Publication at least thirty days prior to the response date in said order; and it is further

ORDERED, THAT THE DEFENDANT, LISA RICHARDSON, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 25th day of September, 2026, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/ HER BY DEFAULT.

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

True Copy—Test:
Mahasin El Amin, Clerk
153645 (7-30,8-6,8-13)

The

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