

The Prince George's Post

Your Newspaper of Legal Record

Call (301) 627-0900

Fax (301) 627-6260



Proudly Serving Prince George's County Since 1932

LEGALS

Justin Wedgewood Esq
322 Main Street Suite 102
Laurel, MD 20707
301-776-7900

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOHN HOWARD ADAMS SR

Notice is given that John Howard Adams Jr, whose address is 386 Old Line Ave, Laurel, MD 20724, was on August 18, 2026 appointed Personal Representative of the estate of JOHN HOWARD ADAMS SR who died on September 24, 2025 with a will.

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

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

JOHN HOWARDS ADAMS 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. 141529

153865 (8-27,9-3,9-10)

Ronald Scott Mitchell
Wills and Trusts LLC
8403 Colesville Road, Suite 1100
Silver Spring, MD 20910
844-952-9455

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BRIAN KEITH MARTIN

Notice is given that Katrina D. Martin, whose address is 1147 Rambler Cross, Atlanta, GA 30312, was on August 18, 2026 appointed Personal Representative of the estate of BRIAN KEITH MARTIN who died on May 20, 2025 with a will.

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

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

KATRINA D. MARTIN
Personal Representative

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

Estate No. 140570

153867 (8-27,9-3,9-10)

Elisabeth M. Morse
Law Office of Brian Gormley, LLC
7910 Woodmont Ave, Ste 600
Bethesda, MD 20814
240-891-4500

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HAYWOOD MCDOWELL, SR.

Notice is given that Thomas McDowell, whose address is 3229 West Chartwell Road, Peoria, IL 61614, was on August 14, 2026 appointed Personal Representative of the estate of HAYWOOD MCDOWELL, SR., who died on January 26, 2026 without a will.

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

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

THOMAS MCDOWELL
Personal Representative

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

Estate No. 142529

153877 (8-27,9-3,9-10)

Norman Schneider
4900 Leesburg Pike, Suite 310
Alexandria, VA 22302
703-370-8088

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARY AGNES SILBERSTEIN

Notice is given that David Lawrence Chelsea-Seifert, whose address is 712 Marlin Avenue, Apt 1, Foster City, CA 94404, was on August 21, 2026 appointed Personal Representative of the estate of MARY AGNES SILBERSTEIN who died on August 11, 2026 with a will.

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

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

DAVID LAWRENCE CHELSEA-SEIFERT
Personal Representative

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

Estate No. 142576

154007 (9-3,9-10,9-17)

Brian W. Ritter, Jr., Esq.
489 Main Street, Suite 101
Prince Frederick, Maryland 20678
443-684-2028

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

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

Notice is given that Wendy Small, whose address is 26595 Lawrence Adams Drive, Mechanicsville, Maryland 20659, was on August 19, 2026 appointed Personal Representative of the estate of SHIRLEY A. BOSWELL who died on July 11, 2026 with a will.

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

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

WENDY SMALL
Personal Representative

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

Estate No. 142552

154008 (9-3,9-10,9-17)

David S. Scott, Esq.
Scott & Scott PA
109 E. Main St
Elkton, MD 21921
410-398-0611

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**BENJAMIN DEWHITT
AKA: BENJAMIN LEE DEWHITT**

Notice is given that Danielle Bright, whose address is 5 Landview Court, Middletown, DE 19709, was on August 19, 2026 appointed Personal Representative of the estate of BENJAMIN DEWHITT AKA: BENJAMIN LEE DEWHITT who died on April 22, 2026 with a will.

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

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

DANIELLE BRIGHT
Personal Representative

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

Estate No. 142272

154009 (9-3,9-10,9-17)

LEGALS

Louvenia W. Williams, Esq.
9701 Apollo Drive, #301
Largo, Maryland 20774-4790
301-322-2030

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARTHA CLARIBEL MAJANO

Notice is given that Nataly Johana Sosa-Majano, whose address is 219 Upshur Street, NW, #301, Washington, DC 20011, was on August 13, 2026 appointed Personal Representative of the estate of MARTHA CLARIBEL MAJANO, who died on April 14, 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 13th day of February, 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 February, 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.

NATALY JOHANA SOSA-MAJANO
Personal Representative

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

Estate No. 142061

153878 (8-27,9-3,9-10)

Jacqueline P Byrd-Tillman Esq
14605 Elm Street, #3002
Upper Marlboro, MD 20773
301-502-5257

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
VINCENT DONALD TURNER

Notice is given that Espanola Franklin Hughes, whose address is 12205 Pleasant Prospect Rd, Bowie, MD 20721, was on August 13, 2026 appointed Personal Representative of the estate of VINCENT DONALD TURNER, who died on May 20, 2026 without a will.

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

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

ESPANOLA FRANKLIN HUGHES
Personal Representative

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

Estate No. 142515

153879 (8-27,9-3,9-10)

Paulette Lundy Esq
8825 Stanford Blvd Ste 145
Columbia, MD 21045-4769
410-405-7996

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ELLIOTT JENKINS

Notice is given that Crystal B Johnson, whose address is 7201 Quantum Leap Ln, Bowie, MD 20720-4317, was on August 17, 2026 appointed Personal Representative of the estate of ELLIOTT JENKINS, who died on October 6, 2025 without a will.

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

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

CRYSTAL B JOHNSON
Personal Representative

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

Estate No. 142123

154019 (9-3,9-10,9-17)

Robin Rucker Gaillard, Esq.
1401 Mercantile Lane, Suite 571
Largo, Maryland 20774
301-363-2933

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EDWARD LEE RIDLEY, SR.

Notice is given that Deborah R. Brome, whose address is 137 Pine Street, Stoughton, MA 02072, was on August 21, 2026 appointed Personal Representative of the estate of EDWARD LEE RIDLEY, SR., who died on April 21, 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 21st day of February, 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 21st day of February, 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.

DEBORAH R. BROME
Personal Representative

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

Estate No. 142130

154021 (9-3,9-10,9-17)

Janelle M Ryan-Colbert
3060 Mitchellville Road Suite 218
Bowie, MD 20716
301-576-6200

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JAMES A FOX

Notice is given that Pauline D Fox, whose address is 12006 Kingfield Ct, Upper Marlboro, MD 20772-4905, was on August 13, 2026 appointed Personal Representative of the estate of JAMES A FOX, who died on August 24, 2025 without a will.

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

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

PAULINE D FOX
Personal Representative

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

Estate No. 138873

154018 (9-3,9-10,9-17)

Suzy Eckstein
2101 Gaither Rd Ste 600
Rockville, MD 20850-4068
301-424-8081

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARILYN EMMANS

Notice is given that Robert Bruce Emmans, whose address is 20 Lakeview Point Ave, Branchville, NJ 07826-6002, was on August 26, 2026 appointed Personal Representative of the estate of MARILYN EMMANS who died on May 21, 2026 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 26th day of February, 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 26th day of February, 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.

ROBERT BRUCE EMMANS
Personal Representative

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

Estate No. 141970

153948 (9-10,9-17,9-24)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ALONZO LEO MACON SR

Notice is given that Martha Brumfield, whose address is 3233 Captain Dement Dr, Waldorf, MD 20603-6044, was on August 12, 2026 appointed Successor Personal Representative of the estate of ALONZO LEO MACON SR, who died on June 5, 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 successor personal representative or the attorney.

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

MARTHA BRUMFIELD
Successor Personal Representative

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

Estate No. 131723

153886 (8-27,9-3,9-10)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LEON KENNETH HAMILTON

Notice is given that Gustav Hamilton, whose address is 3823 Saint Barnabas Rd, Suitland, MD 20746-3225, was on August 11, 2026 appointed Personal Representative of the estate of LEON KENNETH HAMILTON, who died on January 22, 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.

GUSTAV HAMILTON
Personal Representative

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

Estate No. 137251

153885 (8-27,9-3,9-10)

*The
Prince George's Post
Proudly Serving
Prince George's County
Since 1932
Call
301-627-0900*

LEGALS

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

P.O. Box 1729

Upper Marlboro, Maryland 20773

In The Estate Of:
PAUL ARMSTRONG MCCARTHY

Estate No.: 141016

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Francis Egbo for judicial probate for the appointment of a personal representative. A video hearing will be held **September 28, 2026 at 10:30 AM.** This hearing may be transferred or postponed to a subsequent time. Further information, including virtual hearing information may be obtained by contacting the Office of the Register of Wills (301) 952-3250 or the Orphans' Court (301) 952-3790.

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

154006 (9-3,9-10)

ORDER OF PUBLICATION
BY POSTING

BATTS BOWSER

VS

BOWSER

In the Circuit Court for
Prince George's County, Maryland

Case Number: CAD18-19487
Other Reference Number(s):
CAD18-43444

ORDERED, ON THIS 24th day of August, 2026, by the Circuit Court for Prince George's County MD:

That the Plaintiff, LASHAWNDA BATTS BOWSER, is hereby notified that the Defendant, has filed a MOTION TO MODIFY CHILD SUPPORT naming him/her as the plaintiff and stating that the Plaintiffs last known address is: 2907 Matapeake Dr, Upper Marlboro, MD 20774, and therefore it is;

ORDERED, that the defendant shall mail, by regular mail (first class mail), to the plaintiff's last known address, a copy of the signed order of Publication, the Summons, Civil-Domestic Case Information Report, Motion to Modify Child Support, Notice Regarding Restricted Information Pursuant to Rule 20-201.1, and Financial Statement of Defendant at least thirty days prior to the response date in said order, and it is further;

ORDERED, that this Order (and the aforementioned documents) shall be posted at the last known address, place of business, dwelling house, or usual place of abode of the Plaintiff, in accordance with Maryland Rule 2-122(a)(1), said posting to be completed by the 23rd day of September, 2026; and it is further;

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 23rd day of September, 2026, and it is further;

ORDERED, THAT THE PLAINTIFF, LASHAWNDA BATTS BOWSER, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 23rd day of October, 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

153984 (8-27,9-3,9-10)

LEGALS

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

IN RE ADOPTION/
GUARDIANSHIP OF

**MARLEY M.,
MAXWELL M.**

Adoption No. C-16-FM-26-002930

NOTICE OF PUBLICATION

To: **Marven Ricardo Madden**, Biological father: You are hereby notified that an adoption case has been filed in the Circuit Court for Prince George's County, Adoption No. **C-16-FM-26-002930**. All persons who believe themselves to be the parent of a Male child born on June 26, 2013, in Essex County, New Jersey, to Simone Camille Campbell-Madden birth date February 24, 1982, shall file a written response. A copy of the show cause order may be obtained from the Clerk's Office at the Circuit Court for Prince George's County, Maryland, 14735 Main Street, Upper Marlboro, Maryland 20772, and telephone number: 301-952-5206. If you do not file a written objection by **30 days** from the date this notice appears in a **Prince George's County Newspaper**, you will have agreed to the permanent loss of your parental rights to this child.

NOTICE OF PUBLICATION

To: **Marven Ricardo Madden**, Biological father: You are hereby notified that an adoption case has been filed in the Circuit Court for Prince George's County, Adoption No. **C-16-FM-26-002930**. All persons who believe themselves to be the parent of a Male child born on June 26, 2013, in Essex County, New Jersey, to Simone Camille Campbell-Madden birth date February 24, 1982, shall file a written response. A copy of the show cause order may be obtained from the Clerk's Office at the Circuit Court for Prince George's County, Maryland, 14735 Main Street, Upper Marlboro, Maryland 20772, and telephone number: 301-952-5206. If you do not file a written objection by **30 days** from the date this notice appears in a **Prince George's County Newspaper**, you will have agreed to the permanent loss of your parental rights to this child.

153895 (8-27,9-3,9-10)

**THIS COULD
BE YOUR AD!**

Call
301-627-0900
for a quote.

LEGALS

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
EUGENE AGBEBAKU

Notice is given that Joshua E Zukerberg, whose address is 1190 W Northern Pkwy Apt 124, Baltimore, MD 21210-1467, was on August 12, 2026 appointed Personal Representative of the estate of EUGENE AGBEBAKU, who died on June 5, 2012 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.

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. 139502

153883 (8-27,9-3,9-10)

LEGALS

NOTICE

JEREMY K. FISHMAN, et al.

Substitute Trustees

vs.

ELVIS NGU BEJINGSI
ANTONIA A. CABINDA
2001 Waterleaf Way
Bowie, MD 20721-2274

Defendant(s)

In the Circuit Court for Prince
George's County, Maryland

Civil Action No.

C-16-CV-26-003587

Notice is hereby given this 27th day of August, 2026, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2001 Waterleaf Way, Bowie, MD 20721-2274, 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 28th day of September, 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 28th day of September, 2026, next. The Report of Sale states the amount of the sale to be Four Hundred Fifty One Thousand Five Hundred Dollars (\$451,500.00).

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

True Copy—Test:
Mahasin El Amin, Clerk

153898 (9-3,9-10,9-17)

LEGALS

NOTICE OF SERVICE OF
PROCESS BY PUBLICATION

**VICKI LYNN SILVERS HENSLEY
and Husband, Arthur Ray Hensley**

Plaintiffs

vs.

**SARAH KATE HENSLEY STEWART
and CHRISTOPHER ALLEN
STEWART**

Defendants

STATE OF NORTH CAROLINA
COUNTY OF MADISON
GENERAL COURT OF JUSTICE
DISTRICT COURT DIVISION

FILE: 26CV000174-560

To: **CHRISTOPHER ALLEN STEWART**

TAKE NOTICE that a Complaint seeking relief against you has been filed in the above entitled proceeding. The nature of the relief sought is child custody.

You are required to answer this Complaint not later than 06 October 2026, being 40 days from the date of the first publication of this Notice and upon your failure to do so, the plaintiffs will seek the relief sought by the action.

This the 27th day of August 2026.

HOCKADAY & HOCKADAY, P.A.
Daniel M. Hockaday
Attorney for Plaintiffs
Post Office Box 65
Burnsville, NC 28714
(828) 682-7060

153892 (8-27,9-3,9-10)

Jessica L Walsh Esq
181 Harry S Truman Pkwy
Suite 200
Annapolis, MD 21401
410-266-9500

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**LARRY OSBORNE MOLTUMYR
AKA LARRY MOLTUMYR, LARRY
OSBOURNE MOLTUMYR**

Notice is given that Mary Ellen Moltumyr, whose address is 11852 Redwood Dr W, Brandywine, MD 20613-7663, was on August 11, 2026 appointed Personal Representative of the estate of LARRY OSBORNE MOLTUMYR, who died on February 19, 2025 without a will.

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

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

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

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

MARY ELLEN MOLTUMYR
Personal Representative

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

Estate No. 139087

153884 (8-27,9-3,9-10)



LEGALS

NOTICE

OLUWASEGUN OGEDENGBE
Plaintiff

vs.

DAMILOLA OGEDENGBE
Defendant

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

CASE NO. C-16-FM-23-008177

NOTICE IS HEREBY given this 21st day of August, 2026 by the Circuit Court of Prince George's County, Maryland, that the sale of the property mentioned in these proceedings, specifically, 4302 Bridle Ridge Road, Upper Marlboro, Maryland 20772 made and reported by Lauren J. Mullins, Trustee, will be ratified and confirmed, unless cause to the contrary be shown on or before the 21st day of September, 2026.

PROVIDED, a copy of this Notice be inserted in a newspaper published in said County, one in each of three (3) successive weeks before the 21st day of September, 2026.

THE REPORT STATES the amount of the sale to be Five Hundred Seventy-three Thousand Dollars (\$ 573,000).

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

True Copy—Test:
Mahasin El Amin, Clerk

153991 (9-3,9-10,9-17)

LEGALS

PRINCE GEORGE'S COUNTY
GOVERNMENT

BOARD OF LICENSE
COMMISSIONERS

NOTICE OF
PUBLIC HEARING

Applications for the following alcoholic beverage licenses will be accepted by the Board of License Commissioners for Prince George's County on September 17, 2026, will be heard on November 17, 2026. Those licenses are:

Class B, Beer and Wine – 17 BW 46, 17 BW 47, 17 BW 48

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

A virtual hearing will be held via Zoom on Wednesday, October 14, 2026, at 7:00 PM. If you would like to attend, the link to the virtual hearing will be available one week prior to the BOLC's website at <http://bolc.mypgc.us> or you may email BLC@co.pg.md.us to request the link. The Board will consider the agenda as posted that day.

BOARD OF LICENSE COMMISSIONERS

Attest:
Terence Sheppard
Director
September 3, 2026

154044 (9-10,9-17)

LEGALS

PRINCE GEORGE'S COUNTY
GOVERNMENT

Board of License
Commissioners

(Liquor Control Board)

REGULAR SESSION

SEPTEMBER 22, 2026

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

TRANSFER

t/a San Antonio Liquors, Ismel Guzman, Member, De'Andre Vincent Smits, Member, for a Class A, Beer, Wine and Liquor for the use of San Antonio Liquors, LLC, located at 5000 Edmonston Avenue, Hyattsville, 20781. Transfer from Ismel Guzman, Member, Alejo Martinez-Ponce, Member, for the use of San Antonio Liquors, LLC, t/a San Antonio Liquors, located at 5000 Edmonston Avenue, Hyattsville, 20781. Continued from May 26, 2026, June 23, 2026, and July 28, 2026.

t/a Hooters of Laurel, Gary S. McCully, Authorized Person, Phillip A. Morgan, Authorized Person, for a Class B(BLX), Beer, Wine and Liquor for the use of PWW Laurel, LLC, located at 14707 B Baltimore Avenue, Laurel, 20707. Transfer from Alisa P. Cleek, Authorized Person, for the use of HOA Laurel, LLC, t/a Hooters (Laurel), located at 14707 A Baltimore Avenue, Laurel, 20707.

t/a Tucker's Restaurant & Liquors, Love R. Patel, Member-Manager, for a Class A, Beer, Wine and Liquor for the use of Aaryan, LLC, located at 9205 Marlboro Pike, Upper Marlboro, 20772. Transfer from Rakeshkumar Patel, Member-Manager, for the use of Aaryan, LLC, t/a Tucker's Restaurant & Liquors, located at 9205 Marlboro Pike, Upper Marlboro, 20772.

t/a Gallo's Italian Grocery, David Keith Fuller, President/Treasurer, Kimberly Ann Fuller, Vice President & Secretary, for a Class DW, Beer and Wine, for the use of 6342 Marlboro Pike, Inc., located at 6342 Marlboro Pike, District Heights, 20747. Transfer from Martha Fuller, President, and David Fuller, Secretary/Treasurer, for the use of 6342 Marlboro Pike, Inc., t/a Gallo's Italian Grocery, located at 6342 Marlboro Pike, District Heights, 20747.

t/a The Ruxton/Order of the Ace, Alexander F. Smith, Authorized Person, Brian P. McCormack, Authorized Person, for a Class B(BLX), Beer, Wine and Liquor, for the use of Ruxton NH, LLC, located at 149 Waterfront Street, National Harbor, 20745. Transfer from Jon Milton Peterson, Authorized Person, Kent S. Digby, Authorized Person for the use of Peterson Fireman Venture B45, LLC, t/a Bond 45, located at 149 Waterfront Street, National Harbor, 20745.

t/a T and T Liquors, Roshani A. Patel, Member-Manager, Authorized Person, for a Class A, Beer, Wine and Liquor, for the use of Mitchellville Wine and Spirits, LLC, located at 13801 Annapolis Road, Mitchellville, 20715. Transfer from Champaben Patel, Member-Manager, for the use of Mitchellville Wine and Spirits, LLC, t/a T and T Liquors, located at 13801 Annapolis Road, Mitchellville, 20715.

NEW – CLASS B, BEER AND
WINE

t/a Ebony Inn, Tommie Broadwater III, President/Treasurer, and Lilian Broadwater, Vice President/Secretary, for a Class B, Beer and Wine for the use of King Oak Enterprises, Inc., located at 5367 Sheriff Road, Fairmont Heights, 20743.

NEW – CLASS D, BEER AND
WINE

t/a Inspire Nail Bar, Lily Thi Pham, President, for a Class D, Beer and Wine for the use of Inspire Nail Bar AK, LLC, located at 2019 Saint Josephs Drive, Bowie, 20716.

t/a Bliss Nail Bar AK, Hailey Tran, President/Secretary/Treasurer, for a Class D Beer and Wine for the use of Bliss Nail Bar AK, LLC, located at 3430 Crain Highway, Bowie, 20716.

t/a The Reserve on Main, DeAnna Jackson, President, for a Class D, Beer and Wine for the use of The Reserve on Main, LLC, located at 14507 Main Street, Upper Marlboro, 20772.

A virtual hearing will be held via Zoom at 10:00 a.m. on Tuesday, September 22, 2026. If you would like to attend, the link to the virtual hearing will be available one week prior to 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
August 26, 2026

154045 (9-10,9-17)



File No. 25-PG-RT-1076

ORDER OF PUBLICATION

RTL-F-MD II,LLC
c/o William M. O'Connell, Esquire
Law Office of William M.
O'Connell, LLC
1718 Broadlee Trl
Annapolis, MD 21401
Tel. (410) 230-1800,

Plaintiff

vs.

Cynthia J. Williams, and
Prince George's County, Maryland,

And

All other persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:

**8931 Town Center Cir, Unit 6-108
Upper Marlboro, MD 20774**

Legal Description: 1,758 Sq. Ft. & Imps. Largo Town Center
Property Account ID: 13-3246303
Deed Ref.: 42606/524
Assessed to: Williams, Cynthia J.,

Defendants

In the Circuit Court for
Prince George's County, Maryland
Case Number:
C-16-CV-26-005277

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, situate in Prince George's County and described as:

**8931 Town Center Cir, Unit 6-108,
Upper Marlboro, MD 20774**

Legal Description: 1,758 Sq. Ft

The Prince George's Post

Your Newspaper of Legal Record

**Call (301) 627-0900
or
Fax (301) 627-6260**

***Subscribe
Today!***

Proudly Serving Prince George's County Since 1932

LEGALS

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED
REAL PROPERTY

3419 CHERRY HILL COURT
BELTSVILLE, MD 20705

By authority contained in a Deed of Trust dated November 5, 2013 and recorded in Liber 35439, Folio 528, modified by Loan Modification Agreement recorded on August 6, 2015, at Liber No. 37299, Folio 263, and further modified by Loan Modification Agreement recorded on December 10, 2019, at Liber No. 42856, Folio 502, and further modified by Loan Modification Agreement recorded on May 6, 2024, at Liber No. 49788, Folio 369, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$216,015.00, and an interest rate of 7.250%, 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

SEPTEMBER 29, 2026 AT 11:30 AM

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

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

Richard E. Solomon, et al.,
Substitute Trustees

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

153906 (9-10,9-17,9-24)

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

1101 DUTTON WAY
CAPITOL HEIGHTS, MD 20743

By authority contained in a Deed of Trust dated October 29, 2012 and recorded in Liber 34113, Folio 006, modified by Loan Modification Agreement recorded on May 11, 2015, at Liber No. 36971, Folio 587, and further modified by Loan Modification Agreement recorded on February 28, 2019, at Liber No. 41846, Folio 74, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$139,428.00, and an interest rate of 4.750%, 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

SEPTEMBER 29, 2026 AT 11:30 AM

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 \$13,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo /HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

Richard E. Solomon, et al.,
Substitute Trustees

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

153908 (9-10,9-17,9-24)

LEGALS

TOWN OF EDMONSTON
PUBLIC NOTICE

The Town of Edmonston will be installing stop sign monitoring systems in accordance with §21–707.1 of the Maryland Transportation Article and Ordinance O-11-2025. These monitors will be located at:

Decatur St, E, 49th Ave
Decatur St W, 52nd Ave
51st Ave, W at Buchanan St

Ticketing for violations will begin on September 23rd, 2026. Violations for a stop sign infraction will be \$40. For questions regarding this program, you can reach the city’s office at 301-699-8806 or visit [edmonstonmd.gov](#).

153917 (9-10)

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

3326 HUNTLEY SQUARE DRIVE, UNIT A-1
TEMPLE HILLS, MD 20748

By authority contained in a Deed of Trust dated June 15, 2023 and recorded in Liber 48949, Folio 462, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$132,750.00, and an interest rate of 6.375%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

SEPTEMBER 29, 2026 AT 11:30 AM

ALL THAT FEE SIMPLE property more fully described in the afore-said Deed of Trust. The property being sold is a condominium unit and all common elements appurtenant thereto.

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 \$12,000.00 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

153907 (9-10,9-17,9-24)

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: 9/21/2026.

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

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

2012 JEEP WRANGLERMD 1GT1904 1C4GJWAG8CL198212
2023 HYUNDAI ELANTRA PA MFM9525 KMHLM4AG0PU566484
2019 NISSAN SENTRA DC JR0280 3N1AB7AP1KY215529

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

2017 CHEVROLET EQUINOX MD 5ET6368 2GNALCEKXH1604525

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

2006 CADILLAC DTS MD 7BY6364 1G6KD57Y06U116504

154043 (9-10)

LEGALS

CITY OF NEW CARROLLTON
PUBLIC NOTICE

The City of New Carrollton will be installing stop sign monitoring systems in accordance with §21–707.1 of the Maryland Transportation Article and Ordinance O-11-2025. These monitors will be located at:

Legislation Rd, E at Mahoney Dr
Mahoney Dr, N at Legation Rd
Legation Rd, E at Topton St
Topton St, S at Legation Rd
Legation Rd, W at Topton St
85th Ave, NE at Westbrook Dr
Westbrook Dr, S at 85th Ave
85th Pl, S at Nicholson St
Powhatan St NE, at 85th Pl
Westbrook Dr, NW at Powhatan St
Westbrook Dr, SE at Powhatan St
84th Ave, S at Westbrook Dr
84th Ave, N at Quintana St
Lamont Dr, N at Westbrook Dr
Lamont Dr, S at Westbrook Dr
Lamont Dr, N at Carrollton Pkwy
Lamont Dr, S at Carrollton Pkwy
Quentin St, E at Lamont Dr
Lamont Dr, N at Fairbanks St
Lamont Dr, S at Fairbanks St
85th Pl, S at Sprague Pl
85th Pl, S at Ravenswood Rd
Jodie St, SE at Inlet St
Adrian St, S at Longbranch Dr
85th Ave, SE at Sprague Pl

Ticketing for violations will begin on October 22, 2026 Violations for a stop sign infraction will be \$40. For questions regarding this program, you can reach the city’s office at 301-459-6100 or visit [newcarrolltonmd.gov](#).

153918 (9-10)

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: 9/21/2026.

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

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

2013 CHEVROLET CRUZE PA 8439447 1G1PC5SB5D7318719
2014 JEEP GRAND MD 6GG3930 1C4RJFBG5EC458737
CHEROKEE

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

2010 HYUNDAI SONATA MD 4FJ6239 5NPET4AC6AH615234
1990 MERCEDES-BENZ 300 E MD 6EP4321
2016 FORD FUSION MD 2GG7940 3FA6P0HD4GR373264
2002 INTERNATIONAL MA025 4300 SERIES 1HTMMAAM02H393020
1990 TOYOTA SR5 MD 6DP6729 JT4VN13G4L5034553
2023 ACURA INTEGRA PA KCZ9488 19UDE4G70PA005640

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

2005 MERCURY GRAND MD 466L47 2MEFM74W25X627781
MARQUIS
TOW MASTER
2009 TRAILER PACE MD 136161X 4KNUT14206L162932
AC240668MD
WORKSPORT
1995 HONDA CIVIC 2HGEH2364SH523984

ABANDONED TRAILER
BLACK TOW MASTER TRAILER WITH SPARE TIRE AND BLACK
FENDERS
VIN: 4KNUT14206L162932
LOCATION:
15 VALE PL., CAPITOL HEIGHTS, MD 20743



ABANDONED TRAILER
BLACK PACE WORKSPORT TRAILER WITH BLACK RUSTED
FENDERS
VIN: AC240668MD LPN: MD 136161X
LOCATION:
10403 TULLYMORE DR. HYATTSVILLE, MD 20783



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

CATERPILLAR 966B

ABANDONED BULLDOZER
YELLOW CATERPILLAR BULLDOZER
LOCATION:
6302 DOWER VILLAGE LN, UPPER MARLBORO, MD 20772



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

2008 CHRYSLER ASPEN MD 4FM7525 1A8HW58208F143908

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

1996 FORD AEROSTAR VA UD15416 1FTDA14U9TZB26925
2013 INFINITY QX56 VA TLI5369 JN8AZ2NC7D930166
1973 DATSUN 240Z AR LGK578 HL530149999

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

2013 NISSAN 370Z VA SWK7403 JN1AZ4EH6DM381743

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

2009 MERCEDES-BENZ S63 VA TGV9903 WDDNG77X69A255181
2008 HONDA ACCORD VA UEU5079 1HGCP26728A055419

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

2003 CADILLAC CTS MD 4GR5631 1G6KF57933U225425
2023 HYUNDAI SONATA MD 3FF9230 KMHLM24JA8PA276447
2014 CHEVROLET IMPALA GA S4351055 2G1155S31E9107560

154042 (9-10)

The Prince George’s Post
Proudly Serving Prince George’s
County
Since 1932

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SEAN C WILLIAMS

Notice is given that Doretha Seabrooks, whose address is 7007 Sand Cherry Way, Clinton, MD 20735, was on August 18, 2026 appointed Personal Representative of the estate of SEAN C WILLIAMS, who died on June 18, 2026 without a will.

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

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

DORETHA SEABROOKS
Personal Representative

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

Estate No. 142404

153875 (8-27,9-3,9-10)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
OMER E M SALEEM

Notice is given that Debra A McGee, whose address is 9204 Fort Foote Rd, Fort Washington, MD 20744-6833, was on August 12, 2026 appointed Personal Representative of the estate of OMER E M SALEEM, who died on February 17, 2026 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 12th day of February, 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 12th day of February, 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.

DEBRA A MCGEE
Personal Representative

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

Estate No. 142468

153880 (8-27,9-3,9-10)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOHN ONLEY

Notice is given that Yvette Spears, whose address is 6904 Robinia Rd, Temple Hills, MD 20748-2733, was on August 12, 2026 appointed Personal Representative of the estate of JOHN ONLEY, who died on August 1, 2026 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 12th day of February, 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 12th day of February, 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.

YVETTE SPEARS
Personal Representative

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

Estate No. 142382

153881 (8-27,9-3,9-10)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
KENROY OLIVER THOMPSON JR

Notice is given that Cristine Salo Thompson, whose address is 11808 Hickory Dr, Fort Washington, MD 20744, was on July 16, 2026 appointed Personal Representative of the estate of KENROY OLIVER THOMPSON JR, who died on March 4, 2026 without a will.

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

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

CRISTINE SALO THOMPSON
Personal Representative

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

Estate No. 141571

153882 (8-27,9-3,9-10)

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

9010 FAIRHAVEN AVENUE
UPPER MARLBORO, MD 20772

By authority contained in a Deed of Trust dated September 27, 2007 and recorded in Liber 28829, Folio 067, modified by Loan Modification Agreement recorded on November 10, 2015, at Liber No. 37570, Folio 582, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$294,000.00, and an interest rate of 3.375%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

SEPTEMBER 15, 2026 AT 11:30 AM

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 \$27,000.00 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

153848 (8-27,9-3,9-10)

LEGALS

PUBLIC NOTICE

Arium Networks LLC (Crown Castle Fiber LLC) is proposing to install telecommunications antennas & equipment on multiple poles in a geographic cluster in the Prince George's County, MD 20785. The deployment includes 4 existing 31-ft poles at the following individual locations:

Sean Taylor RD Adjacent to 0 Bishop Peebles DR (38° 54' 36.17" N, 76° 51' 46.18" W);

670' West of Ring RD and Bishop Peebles DR (38° 54' 22.23" N, 76° 51' 37.25" W);

8001 Hill Oaks RD (38° 54' 23.31" N, 76° 52' 06.37" W); and

1101 Garret A. Morgan BLVD (38° 54' 18.32" N, 76° 51' 58.35" W)

Public comments regarding potential effects from this project on historic properties may be submitted within 30-days from the date of this publication to: V. Schaefer, Terracon, 930 Harvest DR, Ste 430, Blue Bell, PA 19422, 267-512-7035, or vanessa.schaefer@terracon.com.

154039 (9-10)

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

2620 KENNISON LANE
BOWIE, MD 20715

By authority contained in a Deed of Trust dated August 28, 2018 and recorded in Liber 41342, Folio 469, , among the Land Records of Prince George's County, Maryland, with an original principal balance of \$320,150.00, and an interest rate of 4.500%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

SEPTEMBER 22, 2026 AT 10:00 AM

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 \$29,000.00 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

153847 (9-3,9-10,9-17)

LEGALS

TOWN OF RIVERDALE PARK
PUBLIC NOTICE

The Town of Riverdale Park will be installing stop sign monitoring systems in accordance with §21-707.1 of the Maryland Transportation Article and Ordinance O-11-2025. These monitors will be located at:

- Woodberry St, W at Rhode Island Ave
- Van Buren St, E at Rhode Island Ave
- Lafayette Ave, N at Tuckerman St
- Rhode Island Ave, N at Oliver St
- Longfellow St, E at 48th Ave
- Taylor Rd, N at Longfellow St
- Riverdale Rd, E at Taylor Rd
- Riverdale Rd, W at 54th Ave
- Signet Ln, E at Silk Tree Dr

Ticketing for violations will begin on October 14, 2026. Violations for stop-sign infractions will be \$40.

For questions regarding this program, please call 301.927.6381 or visit www.riverdaleparkmd.gov.

153919 (9-10)

The
Prince
George's
Post

Call

301-627-0900

Have
a
Very
Safe
Weekend

LEGALS

Gregory R. Singleton
5827 Allentown Road
Camp Springs, MD 20746
240-252-2072

Melody Miles Haynes
Haynes Group LLC
16701 Melford Blvd., #400
Bowie, MD 20715
240-303-2529

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF IRVING LARRY FOX

Notice is given that Carolyn Holland, whose address is 6115 Rayburn Dr, Temple Hills, MD 20748, was on August 25, 2026 appointed Personal Representative of the estate of IRVING LARRY FOX, who died on June 14, 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 25th day of February, 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 25th day of February, 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.

CAROLYN HOLLAND
Personal Representative

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

Estate No. 142542

154013 (9-3,9-10,9-17)

Estate No. 142204

154014 (9-3,9-10,9-17)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MICHAEL RAYMOND BARRETT

Notice is given that Nicole Irene Justice, whose address is 105 Laurel Rd, Millsboro, DE 19966-1731, was on August 24, 2026 appointed Personal Representative of the estate of MICHAEL RAYMOND BARRETT who died on August 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 24th day of February, 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 24th day of February, 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 IRENE JUSTICE
Personal Representative

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

Estate No. 142578

154010 (9-3,9-10,9-17)

Estate No. 142603

154011 (9-3,9-10,9-17)

LEGALS

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

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF DONZELL BROWN-WILLIAMS

Notice is given that Joshua E Zukerberg, whose address is 1190 W Northern Pkwy Suite 124, Baltimore, MD 21210-1467, was on August 12, 2026 appointed Personal Representative of the estate of DONZELL BROWN-WILLIAMS, who died on August 24, 2019 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 12th day of February, 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 12th day of February, 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.

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. 140341

154015 (9-3,9-10,9-17)

Estate No. 140575

154016 (9-3,9-10,9-17)

LEGALS

Christopher A. Aragona, Esq.
6130 Oxon Hill Road, Suite 100
Oxon Hill, Maryland 20745
301-567-1100

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JANET MARSHALL

Notice is given that Candy Dingle, whose address is 610 Mount Vernon Lane, Duncan, South Carolina 29334, was on August 28, 2026 appointed Personal Representative of the estate of JANET MARSHALL who died on May 9, 2025 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 28th day of February, 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.

CANDY DINGLE
Personal Representative

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

Estate No. 138411

153949 (9-10,9-17,9-24)

Estate No. 142387

153916 (9-10)

LEGALS

Jane P. Sopher, Esq.
PO Box 253
Stevenson, MD 21153
410-486-8910

James J McGuire
PO Box 57 140 Mayo Road
Edgewater, MD 21037
410-956-2602

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

AMENDED
NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ANTONIA MARIE YVETTE DEVESIN

Notice is given that Jane P. Sopher, whose address is 10421 Stevenson Road, #253, Stevenson, MD 21153, was on August 19, 2026 appointed Personal Representative of the estate of ANTONIA MARIE YVETTE DEVESIN, who died on September 20, 2017 without a will.

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

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

JANE P. SOPHER
Personal Representative

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

Estate No. 126152

154017 (9-3,9-10,9-17)

Estate No. 141665

154025 (9-3,9-10,9-17)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF HELEN ANN BERTRAND

Notice is given that Wanda Marie Bertrand, whose address is 6111 Wesson Dr, Camp Springs, MD 20746-3869, and Barbara Yvette Bertrand, whose address is 6111 Wesson Dr, Camp Springs, MD 20746-3869, were on August 13, 2026 appointed Co-Personal Representatives of the estate of HELEN ANN BERTRAND who died on March 16, 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 February, 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 February, 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.

WANDA MARIE BERTRAND
BARBARA YVETTE BERTRAND
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. 141729

153888 (8-27,9-3,9-10)

Estate No. 141967

153887 (8-27,9-3,9-10)

The Prince George’s Post!

Call 301-627-0900

Your Newspaper of Legal Record

Serving Prince George’s County Since 1932

LEGALS

Natalija Stamenkovic Esq
108 S Washington St
Rockville, MD 20850-2318
703-401-2078

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JERRY HIDALGO CABOTAJE

Notice is given that Homer Hidalgo Cabotaje, whose address is 12805 Heatherwick Ct, Brandywine, MD 20613-7885, was on August 31, 2026 appointed Personal Representative of the estate of **JERRY HIDALGO CABOTAJE**, who died on March 25, 2026 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 28th day of February, 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 February, 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.

HOMER HIDALGO CABOTAJE
Personal Representative

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

Estate No. 141972
154026 (9-10,9-17,9-24)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CHARLES EVERETT JONES SR

Notice is given that Yoly Bual Jones, whose address is 6707 Arlene Dr, Capitol Heights, MD 20743-2546, was on September 1, 2026 appointed Personal Representative of the estate of **CHARLES EVERETT JONES SR** who died on June 25, 2026 with a will.

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

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

YOLY BUAL JONES
Personal Representative

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

Estate No. 142319
153943 (9-10,9-17,9-24)

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
THOMAS A WHITE
AKA: THOMAS ALEXANDER WHITE

Notice is given that Deloris Yvonne Ratchford, whose address is 5216 Crystal Lakes Dr, Rock Hill, SC 29732-9841, was on June 3, 2026 appointed Successor Personal Representative of the estate of **THOMAS A WHITE** who died on November 19, 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 successor personal representative or the attorney.

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

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

DELORIS YVONNE RATCHFORD
Successor Personal Representative

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

Estate No. 135078
154038 (9-10,9-17,9-24)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PAULINE B. EMBRACK

Notice is given that Shauntell Diane Embrack, whose address is 10667 Campus Way South, Upper Marlboro, MD 20774, was on September 1, 2026 appointed Personal Representative of the estate of **PAULINE B. EMBRACK** who died on June 29, 2026 with a will.

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

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

SHAUNTELL DIANE EMBRACK
Personal Representative

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

Estate No. 142686
153944 (9-10,9-17,9-24)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EDITH HENDERSON
AKA: EDITH MAE HENDERSON

Notice is given that Kelli Petty, whose address is 9103 Myrtle Ave, Bowie, MD 20720-3224, was on August 27, 2026 appointed Personal Representative of the estate of **EDITH HENDERSON** who died on January 13, 2026 with a will.

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

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

KELLI PETTY
Personal Representative

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

Estate No. 141342
153947 (9-10,9-17,9-24)

Serving
Prince George’s County Since 1932

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ELEANOR V ANDREWS

Notice is given that Benita L Andrews, whose address is 8549 Paragon Ct, Upper Marlboro, MD 20772-6414, was on September 1, 2026 appointed Personal Representative of the estate of **ELEANOR V ANDREWS** who died on August 3, 2026 with a will.

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

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

BENITA L ANDREWS
Personal Representative

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

Estate No. 142694
153945 (9-10,9-17,9-24)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MILDRED ETHEL ALLISON

Notice is given that Janet Vestal, whose address is 10033 Worrell Ave, Glenn Dale, MD 20769-9264, was on August 28, 2026 appointed Personal Representative of the estate of **MILDRED ETHEL ALLISON** who died on August 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 28th day of February, 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 February, 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.

JANET VESTAL
Personal Representative

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

Estate No. 142530
153950 (9-10,9-17,9-24)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JUNE ELEANOR DOVE

Notice is given that Kevin O Dove, whose address is 10814 Smugglers Notch Ct, White Plains, MD 20695, was on September 1, 2026 appointed Personal Representative of the estate of **JUNE ELEANOR DOVE** who died on July 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 1st day of March, 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 1st day of March, 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.

KEVIN O DOVE
Personal Representative

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

Estate No. 142504
153946 (9-10,9-17,9-24)

LEGALS

PUBLIC HEARING
MAYOR AND CITY COUNCIL OF LAUREL
MONDAY, SEPTEMBER 28, 2026
LAUREL MUNICIPAL CENTER
8103 SANDY SPRING ROAD
LAUREL, MD 20707
6:00 P.M.

Text Amendment No. 270 (Ordinance No. 2057)

An ordinance to amend the Unified Land Development Code, Chapter 20, “land development and subdivision regulations;” section 20-1.7, “definitions;” section 20-6.13, “table of residential uses;” section 20-6.23, “accessory structures; bulk regulations;” section 20-6.26 “building permitted on lot” to enable and regulate accessory dwelling units, for **recommendation** to the Mayor and City Council. Application filed by the City of Laurel.

This meeting will be held in person, however, additional meetings pertaining to this application will be held virtually. The public is welcome to attend and to testify, except at the Council Work Session. For meeting details, please visit <https://www.cityoflaurel.org/1534/Meetings-Agendas-and-Minutes> and submit a speaker list if you wish to speak.

153956 (9-10,9-17)

Serving
Prince George’s County Since 1932

LEGALS

PUBLIC HEARING
MAYOR AND CITY COUNCIL OF LAUREL
MONDAY, SEPTEMBER 28, 2026
LAUREL MUNICIPAL CENTER
8103 SANDY SPRING ROAD
LAUREL, MD 20707
6:00 P.M.

Text Amendment No. 271 (Ordinance No. 2058)

An ordinance to amend the Unified Land Development Code, Chapter 20, “land development and subdivision regulations;” section 20-41.5, “forest stand delineation;” section 20-41.6, “forest conservation plan;” section 20-41.7, “afforestation and retention;” section 20-41.8, “reforestation;” section 20-41.9, “priorities and time requirements for afforestation and reforestation;” section 20-41.12, “payment instead of afforestation and reforestation;” section 20-41.16;” and section 20-41.18, “annual report.”, for **recommendation** to the Mayor and City Council. Application filed by the City of Laurel.

This meeting will be held in person, however, additional meetings pertaining to this application will be held virtually. The public is welcome to attend and to testify, except at the Council Work Session. For meeting details, please visit <https://www.cityoflaurel.org/1534/Meetings-Agendas-and-Minutes> and submit a speaker list if you wish to speak.

153957 (9-10,9-17)

LEGALS

PUBLIC HEARING
MAYOR AND CITY COUNCIL OF LAUREL
MONDAY, SEPTEMBER 28, 2026
LAUREL MUNICIPAL CENTER
8103 SANDY SPRING ROAD
LAUREL, MD 20707
6:00 P.M.

Text Amendment No. 272 (Ordinance No. 2059)

An ordinance to amend the Unified Land Development Code, Chapter 20, “land development and subdivision regulations;” section 20-2.1, “building permits; use and occupancy permits;” section20-2.2, “plans, plats, and information to accompany applications for permits;” section 20-30.2, “conditional approval of preliminary plan;” section 20-30.3, “approval of final plat;” and section 20-29.10, “mandatory dedication or fee-in-lieu of open space” in order to implement the Maryland Housing Certainty Act, for **recommendation** to the Mayor and City Council. Application filed by the City of Laurel.

This meeting will be held in person, however, additional meetings pertaining to this application will be held virtually. The public is welcome to attend and to testify, except at the Council Work Session. For meeting details, please visit <https://www.cityoflaurel.org/1534/Meetings-Agendas-and-Minutes> and submit a speaker list if you wish to speak.

153958 (9-10,9-17)

LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, SEPTEMBER 15, 2026
COMMITTEE ROOM 2027
WAYNE K. CURRY ADMINISTRATION BUILDING
1301 MCCORMICK DRIVE
LARGO, MARYLAND
<https://pgccouncil.us/LIVE>

10:00 A.M.

Notice is hereby given that on Tuesday, September 15, 2026, the County Council of Prince George's County, Maryland, will hold the following public hearings:

COUNCIL RESOLUTION:

CR-087-2026 A RESOLUTION CONCERNING MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION for the purpose of clarifying Section 12 of the Budget Ordinance and restating associated procedures applicable to the Project Charge program within the approved Prince George’s County portion of the Fiscal Year 2027 Operating Budget of the Maryland-National Capital Park and Planning Commission.

To register to speak or submit comments or written testimony please use the Council’s eComment portal at: <https://pgccouncil.us/Speak>. For those unable to use the portal, comments/ written correspondence may be emailed to: onlinesignup@co.pg.md.us or faxed to (301) 952-5178. **Written comments must be submitted by 3:00 p.m. on the day BEFORE the meeting.** Testimony and comments will not be accepted via social media or by telephone/ voice mail message. **Register to speak, in advance, by 3:00 p.m. on the day BEFORE the meeting.** Additionally, on-site registration for live testimony is now available; however, **advance registration to testify is strongly encouraged.**

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

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

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

ATTEST:
Donna J. Brown
Clerk of the Council

154041 (9-10)

The Prince George’s Post!

Call 301-627-0900

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

LEGALS

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on September 13, 2006, a certain Deed of Trust was executed by Mildred L. Hall, and Edward Hall as Grantor(s) in favor of Academy Mortgage, LLC as Beneficiary, and Mark C. McVearry as Trustee(s), and was recorded on November 29, 2006, in Book 26500, Page 30 in the Office of the Land Records for Prince George’s County, Maryland; and

WHEREAS, the Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and

WHEREAS, the Deed of Trust is now owned by the Secretary, pursuant to an assignment dated October 4, 2019, and recorded on January 30, 2020, in Book 43135, Page 503, in the Office of the Land Records for Prince George’s County, Maryland; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on May 13, 2026, was not made and remains wholly unpaid as of the date of this notice, and a Borrower has died and the Property is not the principal residence of at least one surviving Borrower, and no payment has been made sufficient to restore to the loan to currency; and

WHEREAS, the entire amount delinquent as of August 12, 2026 is \$507,001.21; and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable;

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary’s designation of me as Foreclosure Commissioner, notice is hereby given that on September 22, 2026 at 11:30 am local time, all real and personal property at or used in connection with the following described premises (“Property”) will be sold at public auction to the highest bidder:

See attached Exhibit A

Commonly known as: 6606 Evanston Street, Forestville, MD 20747

Tax ID: 06-0506089

The sale will be held at the courthouse entrance for the Circuit Court for Prince George’s County, Maryland.

The Secretary of Housing and Urban Development will bid \$512,001.21.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling \$51,500.00 in the form of a certified check or cashier’s check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$51,500.00 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier’s check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier’s check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier’s check payable to the Secretary of HUD, before public auction of the property is completed.

The amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is N/A (Full Balance Due), plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner’s attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

Tender of payment by certified or cashier’s check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

Date: August 12, 2026

Cohn, Goldberg & Deutsch, LLC
Foreclosure Commissioner

BY: Richard E. Solomon
Richard E. Solomon AIS#9112190178
Cohn, Goldberg & Deutsch, LLC
1099 Winterson Road, Suite 301
Linthicum Heights, MD 21090
(410) 296-2550
ForeclosureAttorney@cgd-law.com

IF YOU ARE A DEBTOR, OR AN ATTORNEY REPRESENTING A DEBTOR, THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED HEREBY WILL BE USED FOR THAT PURPOSE. However, if you are either a debtor in a pending bankruptcy case, or have obtained an order of discharge from a United States Bankruptcy Court, which discharge includes this debt, or an attorney representing such a debtor, and you (or your client), has not reaffirmed liability for this debt, this office is not attempting to obtain a judgment against you (or your client) nor are we alleging that you (or your client) have any personal liability for this debt. We may, however, take action against any property which may have been pledged as collateral for the debt, which action may include repossession and /or foreclosure of the property, if otherwise permitted by law and /or order of court.

EXHIBIT A

Lot numbered One (1) in the subdivision known as “EVAN’S ACRES” as per plat recorded in Plat Book WWW #49, Plat #50 among the Land Records of Prince George’s County, Maryland.

The improvements thereon being known as 6606 Evanston Street.
Tax ID# 06-0506089

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

153901 (9-3,9-10,9-17)

LEGALS

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on December 28, 2009, a certain Deed of Trust was executed by Herbert T. Nelson as Grantor(s) in favor of Finacial Freedom Acquisition LLC as Beneficiary, and Sandler Title & Escrow, LLC as Trustee(s), and was recorded on January 4, 2010, in Book 31299, Page 581 in the Office of the Land Records for Prince George’s County, Maryland; and

WHEREAS, the Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and

WHEREAS, the Deed of Trust is now owned by the Secretary, pursuant to an assignment dated July 15, 2016, and recorded on August 16, 2016, in Book 38459, Page 215, in the Office of the Land Records for Prince George’s County, Maryland; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on February 12, 2016, was not made and remains wholly unpaid as of the date of this notice, and a Borrower has died and the Property is not the principal residence of at least one surviving Borrower, and no payment has been made sufficient to restore to the loan to currency; and

WHEREAS, the entire amount delinquent as of August 13, 2026 is \$568,612.26; and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable;

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary’s designation of me as Foreclosure Commissioner, notice is hereby given that on September 22, 2026 at 11:30 am local time, all real and personal property at or used in connection with the following described premises (“Property”) will be sold at public auction to the highest bidder:

See attached Exhibit A

Commonly known as: 3112 Tinder Place, Bowie, MD 20715

Tax ID: 07-0667154

The sale will be held at the courthouse entrance for the Circuit Court for Prince George’s County, Maryland.

The Secretary of Housing and Urban Development will bid \$573,612.26.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling \$57,500.00 in the form of a certified check or cashier’s check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$57,500.00 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier’s check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier’s check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier’s check payable to the Secretary of HUD, before public auction of the property is completed.

The amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is N/A (Full Balance Due), plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner’s attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

Tender of payment by certified or cashier’s check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

Date: August 14, 2026

Cohn, Goldberg & Deutsch, LLC
Foreclosure Commissioner

BY: Richard E. Solomon
Richard E. Solomon AIS#9112190178
Cohn, Goldberg & Deutsch, LLC
1099 Winterson Road, Suite 301
Linthicum Heights, MD 21090
(410) 296-2550
ForeclosureAttorney@cgd-law.com

IF YOU ARE A DEBTOR, OR AN ATTORNEY REPRESENTING A DEBTOR, THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED HEREBY WILL BE USED FOR THAT PURPOSE. However, if you are either a debtor in a pending bankruptcy case, or have obtained an order of discharge from a United States Bankruptcy Court, which discharge includes this debt, or an attorney representing such a debtor, and you (or your client), has not reaffirmed liability for this debt, this office is not attempting to obtain a judgment against you (or your client) nor are we alleging that you (or your client) have any personal liability for this debt. We may, however, take action against any property which may have been pledged as collateral for the debt, which action may include repossession and /or foreclosure of the property, if otherwise permitted by law and /or order of court.

LEGAL DESCRIPTION

BEING KNOWN AND DESIGNATED AS LOT NUMBERED TWENTY-ONE (21) IN BLOCK NUMBERED ONE HUNDRED THIRTY-ONE (131), ON A CERTAIN PLAT ENTITLED SUBDIVISION PLAT, “TULIP GROVE AT BELAIR, SECTION 39, SAID PLAT DULY RECORDED AMONG THE LAND RECORDS OF PRINCE GOERGE’S COUNTY, MARYLAND ON July 8, 1962 AS SHOWN ON PLAT BOOK W.W.W. NO. 44, AT FOLIO 50.

BEING THE SAME LOT OF GROUND CONVEYED BY DEED DATED AUGUST 31, 1995 FROM BARBARA ANN MCNAMARA UNTO BARBARA ANN MCNAMARA AND KIM M. KAHL RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE’S COUNTY, MARYLAND IN LIBER 10345 AT FOLIO 646 ON September 14, 1995.

For Informational Purposes Only,
Property Known as:

LEGALS

3112 TINDER PLACE
BOWIE, MD 20715
Tax #: 07-0667154
CGD File No. 465351

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

153911 (9-3,9-10,9-17)

LEGALS

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

In The Estate Of:
HAZEL E. GLOVER
Estate No.: 140906

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Tuwanna Glover-Attigah 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 **October 6, 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

153941 (9-10,9-17)

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

In The Estate Of:
CLEO MCNAIR
Estate No.: 136342

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Orhan K. Omer 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 **October 14, 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

153942 (9-10,9-17)

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



LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CAROLYN H. HAYES

Notice is given that Darwin Wilson, whose address is 10402 Balsamwood Drive, Laurel, Maryland 20708, was on August 27, 2026 appointed personal representative of the small estate of Carolyn H. Hayes who died on July 8, 2026 with a will.

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

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

DARWIN WILSON
Personal Representative

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

Estate No. 142635

153920 (9-10)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GERALD R LUCAS

Notice is given that Kimberlee A Taylor, whose address is 10807 Peachwood Dr, Manassas, VA 20110-7923, was on August 26, 2026 appointed personal representative of the small estate of Gerald R Lucas who died on July 14, 2026 with a will.

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

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

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

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

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

KIMBERLEE A TAYLOR
Personal Representative

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

Estate No. 142636

153921 (9-10)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SAMANTHA PORTER

Notice is given that Tamika Porter, whose address is 2830 Laleh Way, Upper Marlboro, MD 20774, was on September 1, 2026 appointed personal representative of the small estate of Samantha Porter, who died on February 16, 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.

TAMIKA PORTER
Personal Representative

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

Estate No. 140660

153922 (9-10)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
VERLETTE ROBINSON TIBBS

Notice is given that Antoinette R Cheek, whose address is 3402 Randall Rd, Suitland, MD 20746-2147, was on September 1, 2026 appointed personal representative of the small estate of Verlette Robinson Tibbs, who died on April 2, 2026 without a will.

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

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

ANTOINETTE R CHEEK
Personal Representative

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

Estate No. 141887

153923 (9-10)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
IRENE DENISE YOUNG

Notice is given that Rolanda Glover, whose address is 6216 Maxwell Dr, Suitland, MD 20746, was on July 22, 2026 appointed personal representative of the small estate of Irene Denise Young, who died on July 4, 2026 without a will.

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

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

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

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

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

ROLANDA GLOVER
Personal Representative

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

Estate No. 142256

153924 (9-10)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
NORMAN E LAMARR
AKA: NORMAN EUGENE LAMARR

Notice is given that Birter F Blackmon-Lamarr, whose address is 7904 Fowlers Ct, District Heights, MD 20747-1890, was on August 27, 2026 appointed personal representative of the small estate of Norman E Lamarr, who died on May 17, 2026 without a will.

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

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

BIRTER F BLACKMON-LAMARR
Personal Representative

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

Estate No. 142657

153925 (9-10)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DAVID MILTON GUZMAN VILLALTA

Notice is given that Engracia Deysi Velasco, whose address is 5707 Kennedy St, Riverdale, MD 20737-2645, was on August 26, 2026 appointed personal representative of the small estate of David Milton Guzman Villalta, who died on February 28, 2026 without a will.

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

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

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

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

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

ENGRACIA DEYSI VELASCO
Personal Representative

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

Estate No. 141475

153926 (9-10)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CLEMSON WHITE

Notice is given that Lena White, whose address is 8706 East Grv, Upper Marlboro, MD 20774-2487, was on August 25, 2026 appointed personal representative of the small estate of Clemson White, who died on January 21, 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.

LENA WHITE
Personal Representative

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

Estate No. 142624

153927 (9-10)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JAHBULANI LISIMBA HYDE

Notice is given that Maureena J Garraway, whose address is 4314 Longleaf Ct, Bowie, MD 20716-3618, was on August 27, 2026 appointed personal representative of the small estate of Jahbulani Lisimba Hyde, who died on December 31, 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.

MAUREENA J GARRAWAY
Personal Representative

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

Estate No. 140924

153928 (9-10)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOAN MARIE PROCTOR

Notice is given that Rochelle L Sales, whose address is 1700 Peachtree Ln, Bowie, MD 20721-3018, was on August 28, 2026 appointed personal representative of the small estate of Joan Marie Proctor, who died on June 28, 2026 without a will.

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

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

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

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

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

ROCHELLE L SALES
Personal Representative

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

Estate No. 142679

153929 (9-10)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
VESTAL COMPTON

Notice is given that John Compton, whose address is 1071 Carson Dr, Huntingtown, MD 20639-9505, was on August 28, 2026 appointed Personal Representative of the estate of VESTAL COMPTON who died on May 3, 2026 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 28th day of February, 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 February, 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.

JOHN COMPTON
Personal Representative

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

Estate No. 141713

154035 (9-10,9-17,9-24)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
OSMOND OGBODO

Notice is given that Obiageli Ogbodo, whose address is 8402 Hillview Rd, Hyattsville, MD 20785, was on December 10, 2025 appointed Personal Representative of the estate of OSMOND OGBODO who died on August 22, 2025 without a will.

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

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

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 10th day of June, 2026.

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

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

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

OBIAGELI OGBODO
Personal Representative

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

Estate No. 138941

154036 (9-10,9-17,9-24)

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

LEGALS

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on January 18, 2007, a certain Deed of Trust was executed by Lucille D. Ealy, and Cecil D. Ealy as Grantor(s) in favor of Financial Freedom Senior Funding Corporation, a subsidiary of Indymac Bank, F.S.B. as Beneficiary, and NetCo as Trustee(s), and was recorded on January 25, 2007, in Book 26969, Page 245 in the Office of the Land Records for Prince George’s County, Maryland; and

WHEREAS, the Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and

WHEREAS, the Deed of Trust is now owned by the Secretary, pursuant to an assignment dated May 17, 2021, and recorded on June 7, 2021, in Book 45629, Page 43, in the Office of the Land Records for Prince George’s County, Maryland; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on June 1, 2024, was not made and remains wholly unpaid as of the date of this notice, and a Borrower has died and the Property is not the principal residence of at least one surviving Borrower, and no payment has been made sufficient to restore to the loan to currency; and

WHEREAS, the entire amount delinquent as of July 14, 2026 is \$488,025.78; and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable;

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary’s designation of me as Foreclosure Commissioner, notice is hereby given that on September 15, 2026 at 11:30 am local time, all real and personal property at or used in connection with the following described premises (“Property”) will be sold at public auction to the highest bidder:

See attached Exhibit A

Commonly known as: 402 Donovan Way, Upper Marlboro, MD 20774

Tax ID: 07-3364155

The sale will be held at the courthouse entrance for the Circuit Court for Prince George’s County, Maryland.

The Secretary of Housing and Urban Development will bid \$488,025.78.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling \$49,000.00 in the form of a certified check or cashier’s check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$49,000.00 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier’s check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier’s check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier’s check payable to the Secretary of HUD, before public auction of the property is completed.

The amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is N / A (Full Balance Due), plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner’s attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

Tender of payment by certified or cashier’s check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

Date: August 12, 2026

Cohn, Goldberg & Deutsch, LLC
Foreclosure Commissioner

BY: Richard E. Solomon
Richard E. Solomon AIS#9112190178
Cohn, Goldberg & Deutsch, LLC
1099 Winterson Road, Suite 301
Linthicum Heights, MD 21090
(410) 296-2550
ForeclosureAttorney@cgd-law.com

IF YOU ARE A DEBTOR, OR AN ATTORNEY REPRESENTING A DEBTOR, THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED HEREBY WILL BE USED FOR THAT PURPOSE. However, if you are either a debtor in a pending bankruptcy case, or have obtained an order of discharge from a United States Bankruptcy Court, which discharge includes this debt, or an attorney representing such a debtor, and you (or your client), has not reaffirmed liability for this debt, this office is not attempting to obtain a judgment against you (or your client) nor are we alleging that you (or your client) have any personal liability for this debt. We may, however, take action against any property which may have been pledged as collateral for the debt, which action may include repossession and/or foreclosure of the property, if otherwise permitted by law and /or order of court.

Exhibit A

LOT NUMBERED SEVENTY-THREE (73) IN BLOCK “A” IN THE SUBDIVISION KNOWN AS, “PLAT TWELVE, CAMERON GROVE”, PER PLAT BOOK VJ 191/42, AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE’S COUNTY, MARYLAND.

COMMONLY KNOWN AS: 402 DONOVAN WY, UPPER MARLBORO, MD 20774
PARCEL #: 3364155

LEGALS

BEING THE SAME PROPERTY CONVEYED TO LUCILLE D. EALY AND CECIL D. EALY, TENANTS BY THE ENTIRETY, BY DEED DATED OCTOBER 31, 2003, FROM CAMERON GROVE ASSOCIATES LIMITED PARTNERSHIP, OF RECORD IN BOOK 19320 PAGE 327, OFFICE OF THE PRINCE GEORGE’S COUNTY COURT CLERK.

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

153985

(8-27,9-3,9-10)

LEGALS

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on February 22, 2008, a certain Deed of Trust was executed by Sara Steward, a /k/ a Sara Ann Steward as Grantor(s) in favor of Financial Freedom Senior Funding Corporation, a Subsidiary of Indymac Bank, F.S.B as Beneficiary, and Premier Title, LLC as Trustee(s), and was recorded on June 4, 2008, in Book 29736, Page 179 in the Office of the Land Records for Prince George’s County, Maryland; and

WHEREAS, the Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and

WHEREAS, the Deed of Trust is now owned by the Secretary, pursuant to an assignment dated June 1, 2022, and recorded on June 15, 2022, in Book 47806, Page 95, in the office of the Land Records for Prince George’s County, Maryland; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on August 11, 2025, was not made and remains wholly unpaid as of the date of this notice, and a Borrower has died and the Property is not the principal residence of at least one surviving Borrower, and no payment has been made sufficient to restore to the loan to currency; and

WHEREAS, the entire amount delinquent as of July 13, 2026 is \$394,566.09; and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable;

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary’s designation of me as Foreclosure Commissioner, notice is hereby given that on September 15, 2026 at 11:30 am local time, all real and personal property at or used in connection with the following described premises (“Property”) will be sold at public auction to the highest bidder:

See attached Exhibit A

Commonly known as: 1006 Harrison Drive, Laurel, MD 20707

Tax ID: 10-1118926

The sale will be held at the courthouse entrance for the Circuit Court for Prince George’s County, Maryland.

The Secretary of Housing and Urban Development will bid \$399,566.09.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling \$40,000.00 in the form of a certified check or cashier’s check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$40,000.00 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier’s check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier’s check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier’s check payable to the Secretary of HUD, before public auction of the property is completed.

The amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is N / A (Full Balance Due), plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner’s attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

Tender of payment by certified or cashier’s check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

Date: August 12, 2026

Cohn, Goldberg & Deutsch, LLC
Foreclosure Commissioner

BY: Richard E. Solomon
Richard E. Solomon AIS#9112190178
Cohn, Goldberg & Deutsch, LLC
1099 Winterson Road, Suite 301
Linthicum Heights, MD 21090
(410) 296-2550
ForeclosureAttorney@cgd-law.com

IF YOU ARE A DEBTOR, OR AN ATTORNEY REPRESENTING A DEBTOR, THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED HEREBY WILL BE USED FOR THAT PURPOSE. However, if you are either a debtor in a pending bankruptcy case, or have obtained an order of discharge from a United States Bankruptcy Court, which discharge includes this debt, or an attorney representing such a debtor, and you (or your client), has not reaffirmed liability for this debt, this office is not attempting to obtain a judgment against you (or your client) nor are we alleging that you (or your client) have any personal liability for this debt. We may, however, take action against any property which may have been pledged as collateral for the debt, which action may include repossession and/or foreclosure of the property, if otherwise permitted by law and /or order of court.

Exhibit A

LEGALS

Lot Numbered Eleven (11) in Block Lettered “G” in the subdivision known as “FAIRLAWN”, as per Plat thereof recorded among the Land Records of Prince George’s County, Maryland in Plat Book W.W.W. 19 at Plat 70.

BEING the same property conveyed to Sara Ann Steward from Wilford M. Steward and Sara Ann Steward, by Deed dated April 18, 1985, and recorded on April 14, 1985, in Liber 6308, Folio 445.

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

153986

(8-27,9-3,9-10)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DOUGLAS BROWN
AKA: DOUGLAS NATHANIEL BROWN JR

Notice is given that Tanisha Brown, whose address is 7802 Rhonda Ln, Clinton, MD 20735-1554, was on February 17, 2026 appointed personal representative of the small estate of Douglas Brown, who died on August 31, 2024 without a will.

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

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

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

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

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

TANISHA BROWN
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 134989

153930 (9-10)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DEBRA ANN CHENEY

Notice is given that James Cheney, whose address is 5128 Baldwin Rd, Metamora, MI 48455, was on August 28, 2026 appointed personal representative of the small estate of Debra Ann Cheney, who died on August 13, 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.

JAMES CHENEY
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 142661

153932 (9-10)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EDWARD M GILES JR

Notice is given that Kevin Giles, whose address is 8401 Del Norte Ct, Alexandria, VA 22309-1626, was on August 26, 2026 appointed personal representative of the small estate of Edward M Giles Jr, who died on June 12, 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.

KEVIN GILES
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 138997

153931 (9-10)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
THOMAS ANDERSON SR

Notice is given that Tiauna Anderson, whose address is 23 W Frederick St, Williamsport, MD 21795-1525, and Thomas Anderson Jr, whose address is 14019 Wheel Wright Pl, Accokeek, MD 20607-3794, were on August 27, 2026 appointed co-personal representatives of the small estate of Thomas Anderson Sr, who died on December 20, 2025 without a will.

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

TIAUNA ANDERSON
THOMAS ANDERSON JR
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. 141311

153933 (9-10)

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

The Prince George’s Post

Your Newspaper of Legal Record

Call (301) 627-0900

*Subscribe
Today!*

Proudly Serving Prince George’s County Since 1932

LEGALS

MECHANIC'S LIEN SALE

Freestate Lien & Recovery, inc. will sell at public auction the following vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George's Courthouse, 14735 Main Street, and specifically at the entrance to the Duvall Wing, Upper Marlboro, MD 20772, at 4:00 P.M. on 09/18/2026. 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# 10849 2004 MAZDA VIN# JM1NB353640401921	LOT# 10900 2014 MAZDA VIN# JM1BM1L76E1171686	LOT# 10901 2023 FORD VIN# 3FTTW8E30PRA17176	LOT# 10923 2017 INFINITI VIN# JN1CV7EL7HM321051	LOT# 10924 2020 TOYOTA VIN# 4T1K161AK7LU955481	LOT# 10931 2018 HYUNDAI VIN# KM8K53A52JU068831	LOT# 10932 2025 SUBARU VIN# JF2GUHDC6S8302033	LOT# 10933 2025 VOLKSWAGON VIN# 3VW7X7BU8SM100069	LOT# 10936 2021 FORD VIN# 3FMCR9B60MRA14457	LOT# 10938 2023 DODGE VIN# 1C4RDHAGXPC634995	LOT# 10939 2019 NISSAN VIN# 3N1AB7AP6KY429688	LOT# 10940 2018 TESLA VIN# 5YJ3E1EBXJF094227	LOT# 10941 1999 INTERNATIONAL VIN# 1HTSLABM2XH697465	LOT# 10942 2006 FREIGHTLINER VIN# 1FVACWDC46HW66327	LOT# 10943 2014 FREIGHTLINER VIN# 1FVHCYCY6EHFM3105	LOT# 10944 2004 HONDA VIN# 1HGCM66544A009728	LOT# 10945 2003 STERLING VIN# 2F2HAZAN63AL06842	LOT# 10946 2005 MERCEDES VIN# WDBUF82J05X172353	LOT# 10948 2012 DODGE VIN# 3C7WDNALOCG260244	LOT# 10954 2018 CHEVROLET VIN# KL7CJPSB4JB550645	LOT# 10955 2013 NISSAN VIN# JN8AS5MV1DW607646	LOT# 10956 2020 JEEP VIN# 1C4PJLCB1LD536298	LOT# 10988 1973 CHAPARRAL 24'4" BOAT MD# 3935 AB HIN# FGBA02200473 KF MARYLAND SEASHORE LLC DBA: MARYLAND MARINA 3501 RED ROSE FARM RD MIDDLE RIVER \$2570	LOT# 10994 2021 FORD VIN# NM0LS7E26M1493061	LOT# 11011 2012 DODGE VIN# 2C3CDXHGOCH164929	LOT# 11005 2014 GMC VIN# 1GTW7FCAXC1175349	LOT# 11006 2015 PETERBUILT VIN# 1XPXD99XXFD281039	LOT# 11008 2016 FREIGHTLINER VIN# 1FUJEBG4GLHJ1485	LOT# 11009 2019 KENWORTH VIN# 1XKYD49X8KJ257410
--	--	---	---	--	--	---	---	---	--	---	--	--	---	---	--	---	---	--	--	---	---	---	---	--	--	---	--	---

LOT# 11043 2019 KIA VIN# KNDMB5C14K6508260	LOT# 11040 2016 KIA VIN# 5XXGT4L38GG107244	LOT# 11042 2017 KIA VIN# KNDCB3LC8H5067698	LOT# 11097 1972 TROJAN 31' BOAT MD# 8922BL TIDEWATER MARINA 100 BOURBON ST HAVRE DE GRACE \$6247.89	LOT# 11098 1988 SILVERTON 34' BOAT DL# 4479T USCG# 1074405 HIN# STN35188A888 TIDEWATER MARINA 100 BOURBON ST HAVRE DE GRACE \$13,126	LOT# 11101 1983 MORGAN 31'8" BOAT MD# 5041BW BOWLEY'S MARINA INC 1700 BOWLEYS QUARTERS RD BALTIMORE \$2500	LOT# 11102 1978 TARTAN 30' BOAT MD# 6895CB HERRINGTON HARBOUR NORTH 389 DEALE RD TRACEY'S LANDING \$1060	LOT# 11103 2005 MAXUM 37'2" BOAT MD# 4287BX HERRINGTON HARBOUR NORTH 389 DEALE RD TRACEY'S LANDING \$3045	LOT# 11104 1984 CHRIS CRAFT 41' BOAT MD# 646 BG USCG# 669255 HERRINGTON HARBOUR NORTH 389 DEALE RD TRACEY'S LANDING \$2295	LOT# 11105 1978 PEARSON 26' BOAT MD# 9280BF HERRINGTON HARBOUR NORTH 389 DEALE RD TRACEY'S LANDING \$643	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
153914										(9-3,9-10)

IT PAYS TO ADVERTISE

The Prince George's Post

CALL



Brenda Boice

301 627 0900

LEGALS

IN THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of:
GERTRUDE PALMER
AKA GERTRUDE E. PALMER
AKA GERTRUDE ELIZABETH PALMER
Estate No.: 132950

NOTICE OF JUDICIAL PROBATE
To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Michelle Simon for judicial probate of the copy of the will undated, unsigned and for the appointment of a personal representative.
A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **October 15, 2026 at 10:30 A.M.**
This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

153934 (9-10,9-17)

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

LEGALS

IN THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of:
STEVEN MAURICE FLETCHER
Estate No.: 136440

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 **October 15, 2026 at 10:30 A.M.**
This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

153935 (9-10,9-17)

LEGALS

IN THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of:
RENAE LAZETTE BAIRD
Estate No.: 140113

NOTICE OF JUDICIAL PROBATE
To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Joyce Betts Hall 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 **October 14, 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

153936 (9-10,9-17)

LEGALS

IN THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of:
RENAE LAZETTE BAIRD
Estate No.: 140113

NOTICE OF JUDICIAL PROBATE
To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Elridge Baird 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 **October 14, 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

153937 (9-10,9-17)

Dennis M. Twigg, Esq.
Hoffman, Comfort, Offutt, Scott & Halstad, LLP
24 North Court Street
Westminster, MD 21157
410-848-4444

NOTICE TO CREDITORS OF APPOINTMENT OF FOREIGN PERSONAL REPRESENTATIVE

NOTICE IS GIVEN that the Orphans Court of York County, Pennsylvania appointed Charles B. Reilly, whose address is 16770 Clagett Landing Road, Upper Marlboro, MD 20774, as the Personal Representative of the Estate of Elizabeth B. Reilly who died on October 22, 2021 domiciled in Pennsylvania, United States.

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.

CHARLES B. REILLY
Foreign Personal Representative

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

Estate No. 142611
154037 (9-10,9-17,9-24)

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

In The Estate Of:
SAMUEL LEE WRIGHT, II
Estate No.: 140584

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Dashawn Wright 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 **October 13, 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

153938 (9-10,9-17)

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

In The Estate Of:
JEAN FRANCES JACKSON
Estate No.: 140970

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Lauren N. Leffer 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 **October 6, 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

153939 (9-10,9-17)

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

In The Estate Of:
BRENDA J. HICKMAN
Estate No.: 141312

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Chanel West 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 **October 6, 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

153940 (9-10,9-17)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
CAROLINE MUSIE ADKINS

Notice is given that Javida Nicole Woodson, whose address is 69 Westridge Cir, Odenton, MD 21113-3901, was on June 18, 2026 appointed Personal Representative of the estate of CAROLINE MUSIE ADKINS who died on April 10, 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 18th 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 18th 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.

JAVIDA NICOLE WOODSON
Personal Representative

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

Estate No. 141653
153890 (8-27,9-3,9-10)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
DOROTHY COOK

Notice is given that Reginald Gilliard, whose address is 705 Ila Street, Anderson, SC 29624, was on July 30, 2026 appointed Personal Representative of the estate of DOROTHY COOK, who died on September 27, 2025 without a will.

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

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

REGINALD GILLIARD
Personal Representative

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

Estate No. 140779
154022 (9-3,9-10,9-17)

LEGALS

DEPARTMENT OF HOMELAND SECURITY
FEDERAL EMERGENCY MANAGEMENT AGENCY

Proposed Flood Hazard Determinations for the City of Laurel, Prince George's County, Maryland, Case No. 25-03-0862P. The Department of Homeland Security's Federal Emergency Management Agency (FEMA) solicits technical information or comments on proposed flood hazard determinations for the Flood Insurance Rate Map (FIRM), and where applicable, the Flood Insurance Study (FIS) report for your community. These flood hazard determinations may include the addition or modification of Base Flood Elevations, base flood depths, Special Flood Hazard Area boundaries or zone designations, or the regulatory floodway. The FIRM and, if applicable, the FIS report have been revised to reflect these flood hazard determinations through issuance of a Letter of Map Revision (LOMR), in accordance with Title 44, Part 65 of the Code of Federal Regulations. These determinations are the basis for the floodplain management measures that your community is required to adopt or show evidence of having in effect to qualify or remain qualified for participation in the National Flood Insurance Program. For more information on the proposed flood hazard determinations and information on the statutory 90-day period provided for appeals, please visit FEMA's website at https://www.floodmaps.fema.gov/fhm/BFE_Status/bfe_main.asp, or call the FEMA Mapping and Insurance eXchange (FMIX) toll free at 1-877-FEMA MAP (1-877-336-2627).

153913 (9-3,9-10)

LEGALS

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

NOTICE TO CREDITORS OF APPOINTMENT OF FOREIGN PERSONAL REPRESENTATIVE

NOTICE IS GIVEN that the Circuit court of Manatee county, Florida appointed Virginia G Chaffee, whose address is 3 Mears Cir, Newport News, VA 23602-7523, as the Personal Representative of the Estate of Elizabeth A Cecchetti who died on May 7, 2026 domiciled in Florida, Manatee.

The Maryland resident agent for service of process is Karen M. Authement, whose address is 540 Ritchie Hwy, Ste 201, Severna Park, MD 21146-2927.

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.

VIRGINIA G CHAFFEE
Foreign Personal Representative

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

Estate No. 142570
154024 (9-3,9-10,9-17)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
WILBERT SANDERS

Notice is given that Gloria Sanders, whose address is 6408 Foster St, District Heights, MD 20747, was on July 27, 2026 appointed Personal Representative of the estate of WILBERT SANDERS, who died on April 29, 2025 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 27th 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.

GLORIA SANDERS
Personal Representative

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

Estate No. 138100
154023 (9-3,9-10,9-17)

LEGALS

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on November 9, 2009, a certain Deed of Trust was executed by Desarene S. Arnett as Grantor(s) in favor of Generation Mortgage Company as Beneficiary, and Premier Reverse Closings as Trustee(s), and was recorded on January 25, 2010, in Book 31377, Page 254 in the Office of the Land Records for Prince George’s County, Maryland; and

WHEREAS, the Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and

WHEREAS, the Deed of Trust is now owned by the Secretary, pursuant to an assignment dated March 18, 2017, and recorded on April 24, 2017, in Book 39469, Page 50, in the office of the Land Records for Prince George’s County, Maryland; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on March 11, 2025, was not made and remains wholly unpaid as of the date of this notice, and a Borrower has died and the Property is not the principal residence of at least one surviving Borrower, and no payment has been made sufficient to restore to the loan to currency; and

WHEREAS, the entire amount delinquent as of July 8, 2026 is \$337,030.26; and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable;

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary’s designation of me as Foreclosure Commissioner, notice is hereby given that on September 15, 2026 at 11:30 am local time, all real and personal property at or used in connection with the following described premises (“Property”) will be sold at public auction to the highest bidder:

See attached Exhibit A

Commonly known as: 1527 Ruston Avenue, Capitol Heights, MD 20743

Tax ID: 06-0481176

The sale will be held at the courthouse entrance for the Circuit Court for Prince George’s County, Maryland.

The Secretary of Housing and Urban Development will bid \$342,030.26.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling \$34,500.00 in the form of a certified check or cashier’s check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$34,500.00 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier’s check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier’s check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier’s check payable to the Secretary of HUD, before public auction of the property is completed.

The amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is N/A (Full Balance Due), plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner’s attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

Tender of payment by certified or cashier’s check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

Date: August 12, 2026

Cohn, Goldberg & Deutsch, LLC
Foreclosure Commissioner

BY: Richard E. Solomon
Richard E. Solomon AIS#9112190178
Cohn, Goldberg & Deutsch, LLC
1099 Winterson Road, Suite 301
Linthicum Heights, MD 21090
(410) 296-2550
ForeclosureAttorney@cgd-law.com

IF YOU ARE A DEBTOR, OR AN ATTORNEY REPRESENTING A DEBTOR, THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED HEREBY WILL BE USED FOR THAT PURPOSE. However, if you are either a debtor in a pending bankruptcy case, or have obtained an order of discharge from a United States Bankruptcy Court, which discharge includes this debt, or an attorney representing such a debtor, and you (or your client), has not reaffirmed liability for this debt, this office is not attempting to obtain a judgment against you (or your client) nor are we alleging that you (or your client) have any personal liability for this debt. We may, however, take action against any property which may have been pledged as collateral for the debt, which action may include repossession and /or foreclosure of the property, if otherwise permitted by law and /or order of court.

EXHIBIT “A”
LEGAL DESCRIPTION

THE LAND DESCRIBED HEREIN IS SITUATED IIN PRINCE GEORGE’S COUNTY, STATE OF MARYLAND, AND IS DESCRIBED AS FOLLOWS:

LOTS NUMBER ED THIRTY-FOUR (34), THIRTY-FIVE (35) AND THIRTY-SIX (36) IN BLOCK NUMBERED THREE (3) IN THE SUBDIVISION KNOWN AS “SPAULDING HEIGHTS”, AS PER PLAT THEREOF RECORDED IN PLAT BOOK JWB 5, PLAT NO 897 AND RERECORDED IN PLAT BOOK A, PLAT NO. 81, AMONG THE LAND RECORDS OF PRINCE GEORGE’S COUNTY, MARYLAND.

PARCEL NUMBER(S): 06-0481176

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

153987 (8-27,9-3,9-10)

LEGALS

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on July 17, 2008, a certain Deed of Trust was executed by Rex V Orr as Grantor(s) in favor of Financial Freedom Senior Funding Corporation, A Subsidiary of Indymac Bank, F.S.B. as Beneficiary, and Worldwide Title Group, LLC as Trustee(s), and was recorded on October 28, 2008, in Book 30106, Page 54 in the Office of the Land Records for Prince George’s County, Maryland; and

WHEREAS, the Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and

WHEREAS, the Deed of Trust is now owned by the Secretary, pursuant to an assignment dated October 22, 2020, and recorded on November 4, 2020, in Book 44324, Page 573, in the Office of the Land Records for Prince George’s County, Maryland; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on July 18, 2024, was not made and remains wholly unpaid as of the date of this notice, and a Borrower has died and the Property is not the principal residence of at least one surviving Borrower, and no payment has been made sufficient to restore to the loan to currency; and

WHEREAS, the entire amount delinquent as of August 12, 2026 is \$534,914.59; and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable;

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary’s designation of me as Foreclosure Commissioner, notice is hereby given that on September 22, 2026 at 11:30 am local time, all real and personal property at or used in connection with the following described premises (“Property”) will be sold at public auction to the highest bidder:

See attached Exhibit A

Commonly known as: 15603 Powell Lane, Bowie, MD 20716

Tax ID: 07-0663674

The sale will be held at the courthouse entrance for the Circuit Court for Prince George’s County, Maryland.

The Secretary of Housing and Urban Development will bid \$539,914.59.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling \$54,000.00 in the form of a certified check or cashier’s check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$54,000.00 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier’s check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier’s check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier’s check payable to the Secretary of HUD, before public auction of the property is completed.

The amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is N/A (Full Balance Due), plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner’s attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

Tender of payment by certified or cashier’s check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

Date: August 18, 2026

Cohn, Goldberg & Deutsch, LLC
Foreclosure Commissioner

BY: Richard E. Solomon
Richard E. Solomon AIS#9112190178
Cohn, Goldberg & Deutsch, LLC
1099 Winterson Road, Suite 301
Linthicum Heights, MD 21090
(410) 296-2550
ForeclosureAttorney@cgd-law.com

IF YOU ARE A DEBTOR, OR AN ATTORNEY REPRESENTING A DEBTOR, THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED HEREBY WILL BE USED FOR THAT PURPOSE. However, if you are either a debtor in a pending bankruptcy case, or have obtained an order of discharge from a United States Bankruptcy Court, which discharge includes this debt, or an attorney representing such a debtor, and you (or your client), has not reaffirmed liability for this debt, this office is not attempting to obtain a judgment against you (or your client) nor are we alleging that you (or your client) have any personal liability for this debt. We may, however, take action against any property which may have been pledged as collateral for the debt, which action may include repossession and /or foreclosure of the property, if otherwise permitted by law and /or order of court.

Exhibit A

Being known and designated as Lot numbered Fourteen (14) in Block numbered Forty-Eight (48) in a subdivision known as “Section 27, Pointer Ridge at Belair Village”, as per plat thereof recorded in Plat Book WWW 75. Plat 28 among the Land Records of Prince George’s County, Maryland; being in the 7th Election District.

The improvements thereon being known as No. 15603 Powell Lane, Bowie, Maryland 20716

CGD File No. 462408

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

153912 (9-3,9-10,9-17)

LEGALS

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on January 23, 2009, a certain Deed of Trust was executed by Juanita McDowell as Grantor(s) in favor of Key Financial Corp as Beneficiary, and Powerhouse Title Group, LLC as Trustee(s), and was recorded on February 11, 2009, in Book 30355, Page 411 in the Office of the Land Records for Prince George’s County, Maryland; and

WHEREAS, the Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and

WHEREAS, the Deed of Trust is now owned by the Secretary, pursuant to an assignment dated October 26, 2023, and recorded on December 6, 2023, in Book 49342, Page 53, in the Office of the Land Records for Prince George’s County, Maryland; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on April 6, 2026, was not made and remains wholly unpaid as of the date of this notice, and a Borrower has died and the Property is not the principal residence of at least one surviving Borrower, and no payment has been made sufficient to restore to the loan to currency; and

WHEREAS, the entire amount delinquent as of August 12, 2026 is \$449,757.03; and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable;

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary’s designation of me as Foreclosure Commissioner, notice is hereby given that on September 29, 2026 at 11:30 am local time, all real and personal property at or used in connection with the following described premises (“Property”) will be sold at public auction to the highest bidder:

See attached Exhibit A

Commonly known as: 2003 Ode Road, District Heights, MD 20747

Tax ID: 06-4069106

The sale will be held at the courthouse entrance for the Circuit Court for Prince George’s County, Maryland.

The Secretary of Housing and Urban Development will bid \$454,757.03.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling \$45,500.00 in the form of a certified check or cashier’s check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$45,500.00 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier’s check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier’s check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier’s check payable to the Secretary of HUD, before public auction of the property is completed.

The amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is N/A (Full Balance Due), plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner’s attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

Tender of payment by certified or cashier’s check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

Date: August 18, 2026

Cohn, Goldberg & Deutsch, LLC
Foreclosure Commissioner

BY: Richard E. Solomon
Richard E. Solomon AIS#9112190178
Cohn, Goldberg & Deutsch, LLC
1099 Winterson Road, Suite 301
Linthicum Heights, MD 21090
(410) 296-2550
ForeclosureAttorney@cgd-law.com

IF YOU ARE A DEBTOR, OR AN ATTORNEY REPRESENTING A DEBTOR, THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED HEREBY WILL BE USED FOR THAT PURPOSE. However, if you are either a debtor in a pending bankruptcy case, or have obtained an order of discharge from a United States Bankruptcy Court, which discharge includes this debt, or an attorney representing such a debtor, and you (or your client), has not reaffirmed liability for this debt, this office is not attempting to obtain a judgment against you (or your client) nor are we alleging that you (or your client) have any personal liability for this debt. We may, however, take action against any property which may have been pledged as collateral for the debt, which action may include repossession and /or foreclosure of the property, if otherwise permitted by law and /or order of court.

Exhibit A

Being Lot numbered Fifteen (15), in Block lettered “A”, in the subdivision known as “Lunar Manor”, as per Plat recorded in Plat Book WWW-72, Plat No. 57, among the Land Records of Prince George’s County, Maryland. Said property being in the 6th Election District of said County.

The improvements thereon being commonly known as 2003 Ode Road, District Heights, Maryland 20747.

BEING the same property conveyed to Juanita McDowell from Juanita McDowell fka Juanita Bryant and Ricardo McDowell surviving joint tenants of John W, Bryant, deceased who died on May 19, 1978, by Deed dated May 25, 1995, and recorded on June 6, 1995, in Liber 10176, Folio 156.

CGD File No. 465460

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

154040 (9-10,9-17,9-24)

LEGALS

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on March 28, 2008, a certain Deed of Trust was executed by Joyce C. Jennings as Grantor(s) in favor of Financial Freedom Senior Funding Corporation, a Subsidiary of Indymac Bank, F.S.B. as Beneficiary, and Robert E. Ruloff and K. Dwayne Louk as Trustee(s), and was recorded on May 1, 2008, in Book 29637, Page 186 in the Office of the Land Records for Prince George’s County, Maryland; and

WHEREAS, the Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and

WHEREAS, the Deed of Trust is now owned by the Secretary, pursuant to an assignment dated June 24, 2022, and recorded on June 29, 2022, in Book 47870, Page 246, in the Office of the Land Records for Prince George’s County, Maryland; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on January 14, 2026, was not made and remains wholly unpaid as of the date of this notice, and a Borrower has died and the Property is not the principal residence of at least one surviving Borrower, and no payment has been made sufficient to restore to the loan to currency; and

WHEREAS, the entire amount delinquent as of August 12, 2026 is \$481,062.39; and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable;

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary’s designation of me as Foreclosure Commissioner, notice is hereby given that on September 22, 2026 at 11:30 am local time, all real and personal property at or used in connection with the following described premises (“Property”) will be sold at public auction to the highest bidder:

See attached Exhibit A

Commonly known as: 4206 Kinmount Road, Lanham, MD 20706

Tax ID: 20-2217370

The sale will be held at the courthouse entrance for the Circuit Court for Prince George’s County, Maryland.

The Secretary of Housing and Urban Development will bid \$486,062.39.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling \$49,000.00 in the form of a certified check or cashier’s check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$49,000.00 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier’s check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier’s check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgage or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgageor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier’s check payable to the Secretary of HUD, before public auction of the property is completed.

The amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is N / A (Full Balance Due), plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner’s attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

Tender of payment by certified or cashier’s check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

Date: August 18, 2026

Cohn, Goldberg & Deutsch, LLC
Foreclosure Commissioner

BY: Richard E. Solomon
Richard E. Solomon AIS#9112190178
Cohn, Goldberg & Deutsch, LLC
1099 Winterson Road, Suite 301
Linthicum Heights, MD 21090
(410) 296-2550
ForeclosureAttorney@cgd-law.com

IF YOU ARE A DEBTOR, OR AN ATTORNEY REPRESENTING A DEBTOR, THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED HEREBY WILL BE USED FOR THAT PURPOSE. However, if you are either a debtor in a pending bankruptcy case, or have obtained an order of discharge from a United States Bankruptcy Court, which discharge includes this debt, or an attorney representing such a debtor, and you (or your client), has not reaffirmed liability for this debt, this office is not attempting to obtain a judgment against you (or your client) nor are we alleging that you (or your client) have any personal liability for this debt. We may, however, take action against any property which may have been pledged as collateral for the debt, which action may include repossession and /or foreclosure of the property, if otherwise permitted by law and /or order of court.

Exhibit “A”

THE FOLLOWING DESCRIBED LAND AND PREMISES, WITH THE IMPROVEMENTS, EASEMENTS, AND APPURTENANCES THEREUNTO BELONGING, SITUATE, LYING AND BEING IN PRINCE GEORGE’S COUNTY, STATE OF MARYLAND, NAMELY:

LOT NUMBERED FIFTEEN (15), IN BLOCK LETTERED “N”, IN THE SUBDIVISION KNOWN AS “PLAT THREE, WHITFIELD WOODS,” AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE’S COUNTY, MARYLAND IN PLAT BOOK W.W.W. 63 AT PLAT 30.

CGD File No. 465247

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

153909

(9-3,9-10,9-17)

LEGALS

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on August 10, 2007, a certain Deed of Trust was executed by Haskew B. Leacraft Sr., and Dollie H. Leacraft as Grantor(s) in favor of Liberty Reverse Mortgage, Inc. as Beneficiary, and Placer Title Company as Trustee(s), and was recorded on September 19, 2007, in Book 28649, Page 10 in the Office of the Land Records for Prince George’s County, Maryland; and

WHEREAS, the Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and

WHEREAS, the Deed of Trust is now owned by the Secretary, pursuant to an assignment dated July 16, 2018, and recorded on July 25, 2018, in Book 41164, Page 120, in the Office of the Land Records for Prince George’s County, Maryland; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on July 31, 2024, was not made and remains wholly unpaid as of the date of this notice, and a Borrower has died and the Property is not the principal residence of at least one surviving Borrower, and no payment has been made sufficient to restore to the loan to currency; and

WHEREAS, the entire amount delinquent as of August 12, 2026 is \$466,748.16; and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable;

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary’s designation of me as Foreclosure Commissioner, notice is hereby given that on September 22, 2026 at 11:30 am local time, all real and personal property at or used in connection with the following described premises (“Property”) will be sold at public auction to the highest bidder:

See attached Exhibit A

Commonly known as: 1215 Edenville Drive, District Heights, MD 20747

Tax ID: 06-0549840

The sale will be held at the courthouse entrance for the Circuit Court for Prince George’s County, Maryland.

The Secretary of Housing and Urban Development will bid \$471,748.16.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling \$47,500.00 in the form of a certified check or cashier’s check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$47,500.00 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier’s check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier’s check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgage or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgageor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier’s check payable to the Secretary of HUD, before public auction of the property is completed.

The amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is N / A (Full Balance Due), plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner’s attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

Tender of payment by certified or cashier’s check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

Date: August 12, 2026

Cohn, Goldberg & Deutsch, LLC
Foreclosure Commissioner

BY: Richard E. Solomon
Richard E. Solomon AIS#9112190178
Cohn, Goldberg & Deutsch, LLC
1099 Winterson Road, Suite 301
Linthicum Heights, MD 21090
(410) 296-2550
ForeclosureAttorney@cgd-law.com

IF YOU ARE A DEBTOR, OR AN ATTORNEY REPRESENTING A DEBTOR, THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED HEREBY WILL BE USED FOR THAT PURPOSE. However, if you are either a debtor in a pending bankruptcy case, or have obtained an order of discharge from a United States Bankruptcy Court, which discharge includes this debt, or an attorney representing such a debtor, and you (or your client), has not reaffirmed liability for this debt, this office is not attempting to obtain a judgment against you (or your client) nor are we alleging that you (or your client) have any personal liability for this debt. We may, however, take action against any property which may have been pledged as collateral for the debt, which action may include repossession and /or foreclosure of the property, if otherwise permitted by law and /or order of court.

EXHIBIT “A”
LEGAL DESCRIPTION

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF MARYLAND, COUNTY OF PRINCE GEORGES, CITY OF DISTRICT HEIGHTS, AND IS DESCRIBED AS FOLLOWS:

LOT NUMBERED FIFTEEN (15) IN BLOCK LETTERED “A” AS SHOWN ON THE PLAT OF SUBDIVISION KNOWN AS AND ENTITLED “SECTION 6, WATERFORD” AS PER PLAT THEREOF DULY RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE’S COUNTY, MARYLAND, IN PLAT BOOK WWW 67 AT PLAT NO. 83.

PARCEL NUMBER(S): 06-0549840

CGD File No. 462440

LEGALS

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

153910

(9-3,9-10,9-17)

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

917 LARCHMONT AVENUE
CAPITOL HEIGHTS, MD 20743

By authority contained in a Deed of Trust dated April 25, 2019 and recorded in Liber 42218, Folio 561, modified by Loan Modification Agreement recorded on July 10, 2023, at Liber No. 48972, Folio 474, and further modified by Loan Modification Agreement recorded on March 10, 2025, at Liber No. 50669, Folio 76, and further modified by Loan Modification Agreement recorded on June 24, 2025, at Liber No. 51022, Folio 84, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$203,500.00, and an interest rate of 7.125%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex–If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

SEPTEMBER 22, 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 \$25,000.00 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
www.ServiceLink.com (Hudson Marshall)

153900

(9-3,9-10,9-17)

Serving
Prince George’s County Since 1932

LEGALS

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED REAL PROPERTY

1507 PALISADES COURT
BOWIE, MD 20716

By authority contained in a Deed of Trust dated August 22, 2005 and recorded in Liber 23203, Folio 379, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$318,000.00, and an interest rate of 3.750%, 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

SEPTEMBER 22, 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 \$25,000.00 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

153899

(9-3,9-10,9-17)

The Prince George’s Post

Your Newspaper of Legal Record

Call (301) 627-0900

*Subscribe
Today!*

Proudly Serving Prince George’s County Since 1932