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LEGALS

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

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
CECIL A. PARIS

Notice is given that Margaret Holloway-Paris, whose address is 7100 Halleck St., District Heights, MD 20747, was on August 21, 2026 appointed Personal Representative of the estate of CECIL A. PARIS, who died on June 11, 2026 without a will.

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

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

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.

MARGARET HOLLOWAY-PARIS
Personal Representative

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

Estate No. 142204

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

Estate No. 140341

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

LEGALS

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

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
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)

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

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

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
ERNEST D. COURTNEY, SR.

Notice is given that Michelle Simon, Esquire, whose address is 401 North Washington Street, Suite 445, Rockville, Maryland 20850, was on August 12, 2026 appointed Personal Representative of the estate of ERNEST D. COURTNEY, SR., who died on December 18, 2016 without a will.

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

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.

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.

MICHELLE SIMON, ESQUIRE
Personal Representative

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

Estate No. 126152

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

Estate No. 140575

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

LEGALS

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

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 137 Pine Street, Stoughton, MA 02072, was on August 21, 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.

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)

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)

LEGALS

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

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

AMENDED
NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
DIANNA THOMSON KLOTZ

Notice is given that Dominic Leone Thomson Klotz, whose address is 201 S Ocean Dr, Ocean City, MD 21842-4655, was on June 1, 2026 appointed Personal Representative of the estate of DIANNA THOMSON KLOTZ who died on March 20, 2026 with a will.

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

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

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.

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. 141665

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

Estate No. 142576

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

LEGALS

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

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
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)

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

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)

Andrea C. Babest
802 Ingleside Avenue, Suite 203
Catonsville, MD 21228
410-788-9400

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
CHRISTINA M. SARIGIANIS

Notice is given that Joanna C. Sarigianis-Strong, whose address is 15057 Scottswood Court, Woodbine, MD 21797, and Steven J. Sarigianis, whose address is 13102 Shaneybrook Circle, Reisterstown, MD 21136 were on September 3, 2026 appointed Co-Personal Representatives of the estate of CHRISTINA M. SARIGIANIS who died on March 30, 2026 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the co-personal representatives shall file their objection with the Register of Wills on or before the 3rd 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 3rd of March, 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.

JOANNA C. SARIGIANIS-STRONG
STEVEN J. SARIGIANIS
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. 142132
154064 (9-17,9-24,10-1)

LEGALS

John J Matteo
2300 N Street NW Suite 300
Washington, DC 20037
202-457-5457

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
REBECCA ANN POWELL

Notice is given that Tristen Dieffenbach, whose address is 1109 O St NW, Apt 402, Washington, DC 20005-4443, and Valerie Cagle, whose address is 2215 Saint Margaret Blvd, Prince Frederick, MD 20678-4321 were on September 2, 2026 appointed Co-Personal Representatives of the estate of REBECCA ANN POWELL who died on April 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 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 2nd 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 2nd of March, 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.

TRISTEN DIEFFENBACH
VALERIE CAGLE
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. 142056
154071 (9-17,9-24,10-1)

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

LEGALS

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

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)

NOTICE

OLUWASEGUN OGEDENGBE

Plaintiff

v.

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, once 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

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)

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

LEGAL NOTICE

CITY OF BOWIE, MD

Ordinance O-11-26 To Authorize and Empower the City of Bowie (the “City”) to Sell and Issue from Time to Time, Upon Its Full Faith and Credit, One or More Series of (1)(A) General Obligation Bonds and (B) General Obligation Bond Anticipation Notes, Each in an Original Aggregate Principal Amount Not to Exceed Sixteen Million Dollars (\$16,000,000), and (2) General Obligation Refunding Bonds, Subject to the Limitations Provided for Herein, the Proceeds of the Sale Thereof to Be Used and Applied for the Public Purpose of Financing, Reimbursing or Refinancing Costs of a Project Generally Described as Streetlight Repair and Maintenance, Streetlight Cable Replacements, and LED Streetlight Upgrades, Including Costs of Issuance; Providing for Reallocation of Proceeds of the Authorized Bonds or Bond Anticipation Notes to Other Projects; Providing that the Council by Resolution Shall Determine, Approve or Provide for Various Matters Relating to the Authorization, Sale, Security, Issuance, Delivery, Payment and Prepayment or Redemption of and for Each Series of the Bonds, the Bond Anticipation Notes and the Refunding Bonds (Each a “Series of the Obligations” or the “Obligations”); Providing for the Imposition of Ad Valorem Taxes Sufficient for, and Pledging the Full Faith and Credit and Unlimited Taxing Power of the City to, the Payment of Debt Service on Each Issued Series of the Obligations; Providing that Debt Service on Each Issued Series of the Obligations Also May Be Paid from Any Other Sources of Revenue Lawfully Available to the City for Such Purpose; Providing that Certain Actions May Be Taken or Provided for by Resolution in Connection with the Reissuance or Modification of Any of the Obligations; Providing that Any of the Obligations May Be Consolidated with Other Obligations of the City and Issued as a Single Series of Bonds, Bond Anticipation Notes and/or Refunding Bonds; Authorizing, Directing and Empowering Officials and Employees of the City to Take Certain Actions in Connection with the Obligations; Authorizing Modifications of the Obligations to Be Made by Resolution Unless Another Action is Required; Providing that This Title Shall Be Deemed a Fair Summary of this Ordinance for All Purposes and Allowing Fair Summaries to Be in Another Format as Provided Herein; Providing that the Provisions of This Ordinance Shall Be Liberally Construed; and Otherwise Generally Relating to the Sale, Issuance and Delivery and Payment of and for the Obligations.

PASSED by the Council of the City of Bowie, Maryland at a Regular Meeting on September 8, 2026.

Angel L. Jones
City Manager

154073 (9-17)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
JEFFREY SMITH

Notice is given that Krystal-Joy Dunn, whose address is 1537 Ivystone Ct, Silver Spring, MD 20904, was on August 24, 2026 appointed Personal Representative of the estate of JEFFREY SMITH who died on July 28, 2026 with a will.

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

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

KRYSTAL-JOY DUNN
Personal Representative

LEGALS

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, 2026 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)

LEGALS

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)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ROSA MARIA OWENS

Notice is given that Ronald A Owens, whose address is 7101 Juliette Low Ln, Hughesville, MD 20637, was on August 25, 2026 appointed Personal Representative of the estate of ROSA MARIA OWENS who died on July 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 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.

RONALD A OWENS
Personal Representative

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

Estate No. 142561

154012 (9-3,9-10,9-17)

LEGALS

NOTICE OF PUBLIC HEARING
CITY OF LAUREL, MARYLAND, BOARD OF APPEALS
THURSDAY, SEPTEMBER 24, 2026
6:00 P.M.

Appeals Application No. 985- 7730 Cypress Street Laurel, MD 20707

The applicant, Temesgen Teketel, is appealing for the denial of a building permit by the Department of Economic & Community Development. The denial was based on the Director’s determination that the proposed deck dimensions do not comply with the requirements of the City of Laurel Unified Land Development Code (ULDC).

The City of Laurel Board of Appeals will hear the request at their regular meeting virtually through Zoom on **Thursday, September 24, 2026, at 6:00 p.m.** The public is welcome to attend and to testify. Please visit <https://www.cityoflaurel.org/1534/Meetings-Agendas-and-Minutes> or contact staff at ecd@laurel.md.us for details. Submit a speaker request if you wish to speak.

154075 (9-17)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SYLVIA M BUGG

Notice is given that Casandra Stephenson, whose address is 107 Daniels Dr, Yorktown, VA 23690-3410, was on August 20, 2026 appointed Personal Representative of the estate of SYLVIA M BUGG, who died on July 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 20th 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 20th 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.

CASANDRA STEPHENSON
Personal Representative

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

Estate No. 142456

154020 (9-3,9-10,9-17)

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

REQUEST FOR PROPOSALS
TOWN OF FOREST HEIGHTS
RFP-FY26-000
ASPHALT STREET REPAIR AND RESTORATION SERVICES
(Whole or in part)



Issue Date: , 2026
Proposal Due Date: Monday, September , 2026 @ 5:00 PM

1. PURPOSE
The Town of Forest Heights is soliciting proposals from qualified contractors to provide sidewalk and /or asphalt street repair and restoration services to various locations with deteriorated surfaces, and to restore safe, functional driving surfaces.

2. PROJECT LOCATION
Onondaga Drive, Quade & Spokane, Delaware Drive, Comanche & Quade, Iroquois Way, Fox & Woodland, Fox Way, Blackhawk Drive, Modoc Lane, Seneca Drive in Forest Heights, Maryland, including other designated repair areas as identified by the Town.

3. PROJECT QUANTITY
A site visit will be required to obtain proper measurements and precise locations.

4. SCOPE OF WORK AND TECHNICAL SPECIFICATIONS

The contractor shall provide all labor, equipment, and materials necessary to complete asphalt repair and restoration in accordance with the following:

A. Mill and Patch
The contractor shall mill (if applicable) or cut the specified square feet/ yards of existing asphalt pavement to industry recommended depths. Milling shall be performed using equipment specifically designed for asphalt removal. All edges shall be cut to produce clean, straight, and vertical faces. The milled surface shall be free of loose material prior to the placement of new materials.

B. Subgrade Preparation
The contractor shall install industry recommended bedding as needed to bring the subgrade to proper elevation. All subgrade and aggregate base materials shall be compacted to a minimum of 95 percent of maximum dry density in accordance with ASTM D698. Any unsuitable or unstable material shall be removed and replaced. The finished subgrade shall be firm, unyielding, and properly graded.

C. Base Asphalt Installation
The contractor shall install a 3-inch hot-mix asphalt base course within the milled /cut areas to restore proper grade if needed. Asphalt materials shall conform to the Maryland Department of Transportation State Highway Administration specifications for Superpave asphalt mixtures, typically with a 19.0 mm nominal maximum aggregate size or an approved equivalent.

A tack coat meeting MDOT SHA specifications shall be applied to all vertical edges and existing pavement surfaces prior to placement of asphalt if necessary. The base course shall be placed and compacted to achieve a minimum of 92 percent of theoretical maximum density in accordance with AASHTO T209.

D. Surface Milling and Overlay Preparation
The contractor shall mill the remaining faulted areas to a depth of 1 to 1.5 inches (size repair area dictating) to allow for placement of a 1.5-inch asphalt surface course from curb to grass line. Milling shall produce a uniform surface with proper cross slope and drainage. Some repair areas may be small but [sala]mander-like shapes

E. Surface Course Installation
The contractor shall install a 1.5-inch asphalt surface course across all designated areas. The surface course shall conform to MDOT SHA Superpave specifications, typically with a 9.5 mm nominal maximum aggregate size or an approved equivalent.

The surface course shall be compacted to a minimum of 92 percent of theoretical maximum density. The finished surface shall be smooth, uniform, and free of segregation, rutting, or surface irregularities. All joints shall be properly sealed and compacted to ensure a watertight bond.

F. General Construction Requirements
All surfaces shall be cleaned prior to the placement of materials
All debris and unsuitable materials shall be removed and disposed of off-site
The contractor shall maintain proper line, grade, and cross slope to ensure positive drainage
The contractor shall provide traffic control in accordance with the Manual on Uniform Traffic Control Devices (MUTCD) Work shall be performed in a manner that mini-

LEGALS

mizes disruption and maintains safe access

5. QUALITY CONTROL AND ACCEPTANCE
The Town reserves the right to perform or require density testing, material verification, and inspection at any time. Any work not meeting specified compaction, material, or surface tolerances shall be corrected at the contractor’s expense.

6. CONTRACT TYPE AND CHANGE ORDER RESTRICTIONS
This shall be a firm fixed-price contract. The contractor shall be responsible for verifying all field conditions prior to submission of a proposal.

No change orders, additional compensation, or cost adjustments will be accepted for any reason, including but not limited to unforeseen site conditions, material quantities, subgrade conditions, or construction methods.

By submitting a proposal, the contractor acknowledges that they have reviewed all available information and included all costs necessary to complete the project as specified. The contractor assumes full responsibility for all means, methods, quantities, and conditions necessary to deliver a complete and functional project.

7. SITE VISIT
There may be a pre-bid meeting or formal site visit conducted by the Town to ensure the bidder has precise locations. Contractors are strongly encouraged to visit and inspect the project sites independently with the provided information prior to submitting a proposal. Failure to do so shall not relieve the contractor of responsibility for fully understanding site conditions.

8. CONTRACTOR RESPONSIBILITIES
Provide all labor, materials, and equipment
Maintain site safety and traffic control
Coordinate scheduling with the Town
Provide a certificate of insurance prior to commencement

9. WARRANTY
The contractor shall provide a minimum one-year warranty on workmanship and materials from the date of completion.

10. PROPOSAL REQUIREMENTS
Proposals must include:
Company qualifications and relevant experience
Description of project approach
Proposed project schedule
References for similar work
Proof of insurance

11. EVALUATION CRITERIA
Experience and qualifications
Technical understanding of the scope
Project timeline
Past performance and references
Responsiveness to the RFP

12. SUBMISSION INSTRUCTIONS
Town of Forest Heights
5508 Arapahoe Drive
Forest Heights, MD 20745

All Submissions shall be Submitted Electronically in PDF Form – No hard copies will be accepted or received by the Town of Forest Heights.

Attn: Clate D. Jackson, MPA, JM – Town Administrator (Chief Administrative Officer) Email: info@forestheightsmd.gov

All proposals must be received by the stated deadline.

GENERAL CONDITIONS

G. The Town reserves the right to reject any or all proposals, waive informalities, and award a contract in the best interest of the Town.

H. INSURANCE REQUIREMENTS

Commercial General Liability: \$1,000,000 per occurrence / \$2,000,000 aggregate
Automobile Liability: \$1,000,000 combined single limit
Workers’ Compensation: In accordance with Maryland statutory requirements
Employer’s Liability: \$500,000 per accident

The Town of Forest Heights shall be named as an additional insured on all applicable policies. Certificates of insurance must be provided and approved prior to commencement of work.

I. INDEMNIFICATION

The contractor shall indemnify, defend, and hold harmless the Town of Forest Heights, its elected officials, officers, agents, and employees from and against any and all claims, damages, losses, liabilities, and expenses arising out of or resulting from the performance of the work.

J. NOTICE TO PROCEED AND MOBILIZATION

Following contract award, the Town will issue a written Notice to Proceed.

The contractor shall commence mobilization within ten (10) calendar days of issuance of the Notice to Proceed.

K. PROJECT SCHEDULE AND COMPLETION REQUIREMENT

Calendar year 2026 – To Be Determined after award.

Time is of the essence.

L. LIQUIDATED DAMAGES

Liquidated damages shall be assessed at \$500 per calendar day for each day the project remains incomplete beyond calendar year 2026.

M. CONTRACT ENFORCEMENT

Failure to comply with any provision of this RFP may result in termination for default, withholding of payment, or other remedies available under applicable law.

For information, RFP documents, or pictures of the jobsite map, please visit: [ForestHeightsmd.gov: https://forestheightsmd.gov/409/Purchasing-Services](https://forestheightsmd.gov/409/Purchasing-Services)

154078 (9-17,9-24,10-1)

The Prince
George’s Post
Proudly 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 Tuwana 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)

LEGALS

LEGAL NOTICE
CITY OF BOWIE, MD
PUBLIC HEARING

Ordinance O-12-26 To Authorize and Empower the City of Bowie (the “City”) to Sell and Issue from Time to Time, Upon Its Full Faith and Credit, One or More Series of (1)(A) General Obligation Bonds and (B) General Obligation Bond Anticipation Notes, Each in an Original Aggregate Principal Amount Not to Exceed Thirteen Million Four Hundred Fifty-Four Thousand One Hundred Dollars (\$13,454,100), and (2) General Obligation Refunding Bonds, Subject to the Limitations Provided for Herein, the Proceeds of the Sale Thereof to Be Used and Applied for the Public Purpose of Financing, Reimbursing or Refinancing Costs of Certain Water and Sewer Projects Identified Herein, Including Costs of Issuance; Specifying the Maximum Principal Amount of the Authorized Bonds or Bond Anticipation Notes to Be Allocated to Each Such Project, Subject to Reallocation in Accordance with Applicable Budgetary Procedures or Applicable Law; Providing for Reallocation of Proceeds of the Authorized Bonds or Bond Anticipation Notes to Other Projects Not Specified Herein; Providing that the Council By Resolution Shall Determine, Approve or Provide for Various Matters Relating to the Authorization, Sale, Security, Issuance, Delivery, Payment and Prepayment or Redemption of and for Each Series of the Bonds, the Bond Anticipation Notes and the Refunding Bonds (Each a “Series of the Obligations” or the “Obligations”); Providing for the Imposition of Ad Valorem Taxes Sufficient for, and Pledging the Full Faith and Credit and Unlimited Taxing Power of the City to, the Payment of Debt Service on Each Issued Series of the Obligations; Providing that Debt Service on Each Issued Series of the Obligations Also May Be Paid From Any Other Sources of Revenue Lawfully Available to the City for Such Purpose; Providing That Certain Actions May Be Taken or Provided for By Resolution in Connection with the Reissuance or Modification of Any of the Obligations; Providing that Any of the Obligations May Be Consolidated with Other Obligations of the City and Issued as a Single Series of Bonds, Bond Anticipation Notes and/or Refunding Bonds; Authorizing, Directing and Empowering Officials and Employees of the City to Take Certain Actions in Connection with the Obligations; Authorizing Modifications of the Obligations to Be Made by Resolution Unless Another Action is Required; Providing that This Title Shall Be Deemed a Fair Summary of This Ordinance for All Purposes and Allowing Fair Summaries to Be in Another Format as Provided Herein; Providing that the Provisions of This Ordinance Shall Be Liberally Construed; and Otherwise Generally Relating to the Sale, Issuance, Delivery and Payment of and for the Obligations.

INTRODUCED by the Council of the City of Bowie, Maryland at a Regular Meeting on September 8, 2026.

A Public Hearing is scheduled to be held at 7:00 p.m., Monday, September 21, 2026. Those wishing to provide testimony / comments for the public hearing can sign up to speak prior to the beginning of the meeting or email written testimony / comments to cityclerk@cityofbowie.org. Deadline for submitting written testimony / comments is 5:00 p.m., Monday, September 21, 2026. Residents may attend the meeting in person in Council Chambers at Bowie City Hall, 15901 Fred Robinson Way, Bowie, MD 20716, or may view meetings online at www.cityofbowie.org/viewmeetings or on Verizon channel 10 or Comcast channel 71 and 996. For more information, contact the City Clerk at 301-809-3029 or ahernandez@cityofbowie.org.

Angel L. Jones
City Manager

154074 (9-17)

LEGALS

NOTICE OF INTENT TO DISPOSE OF
IMPOUNDED VEHICLES

The motor vehicle(s) below have been impounded by Fastlane Towing for violation of the County ordinance prohibiting unauthorized parking on private property and remains unclaimed as of the date of this notice.

The owner(s) / lien holder(s) are hereby informed of their right to reclaim vehicle(s) upon payment of all charges and costs resulting from towing, preservation and storage. Pursuant to Sec. 26.142.10, vehicle owner has the right to contest the validity of the tow within (21) days of the date of this notice by requesting a hearing with the Director.

Failure by owner(s) / lien holder(s) to reclaim vehicle(s) within 21 days of the date of this notice shall be deemed a waiver of all rights, title, and interest thereby consenting to the disposal of said vehicle.

To reclaim your vehicle, please call (202) 923-5576 or (301) 420-4012.

The following vehicles are located at 1309 Ritchie Road Capitol Heights, MD 20743 or 14610 B Old Gunpowder Road, Laurel, MD 20707

YEAR	MAKE	MODEL	VIN
1999	Dodge	Ram	3B7HF13ZXXG241300
2025	Chevy	Blazer	3GNKBKR46S195325
2011	Infiniti	G25	JN1DV6AR4BM654193
2012	Honda	Accord	1HGCP3F82CA027787
2017	Chevy	Equinox	2GNLF6K3H6123493
2001	Mercedes	E Class	WDBJF65J31B325334
2013	Ford	Transit	NM0LS6BN4DT170558
2001	Ford	Explorer	1FMYU60E51UB04818
2011	Buick	Enclave	5GAKVCE03BJ157057
2013	Nissan	Altima	1N4AL3AP5EC131784
2004	GMC	Savana	1GTHC35U431157024
2014	Hyundai	Sonata	5NPEB4AC4EH827283
1996	Toyota	Avalon	4T1BF12B6TU133172
2012	Chevy	Traverse	1GNKRLEDXCJ256678
2007	Lincoln	MKX	2LMDU88C27BJ22712
2008	Honda	Accord	1HGPCP26858A060610
2011	Mercedes	GLK Class	WDCGG8H16B6F10221
2011	Nissan	Rogue	JN8AS5MT0BW179760
2020	Mitsubishi	Outlander	JA4AD3A3XLZ041345
2008	Chrysler	Town Country	2A8HR44H98R149873

154077 (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

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)

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

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)

The Prince George’s Post
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

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

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on December 15, 2011, a certain Deed of Trust was executed by Winfred W. Wills, and Grace Wills as Grantor(s) in favor of American Advisors Group as Beneficiary, and FNC Title Services, LLC as Trustee(s), and was recorded on February 18, 2012, in Book 33353, Page 369 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 November 22, 2016, and recorded on January 9, 2017, in Book 38926, Page 64, 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 December 15, 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 19, 2026 is \$158,812.61; 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 October 6, 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: 1807 Campbell Drive, Suitland, MD 20746

Tax ID: 06-0650036

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 \$163,812.61.

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 \$16,500.00 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 \$16,500.00 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 representa-

LEGALS

tive, 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 21, 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, situated in the State of Maryland, County of Prince Georges and known and distinguished as Lot numbered forty-three-A (43-A) being the Northerly 50 feet by fall depth of said Lot numbered forty-three (43) in Block numbered Twenty-seven (27) in a subdivision known as “Cox’s Addition to Dupont Heights”, as per plat recorded in Plat Book B.B.6 as plat 5, among the Land Records of Prince George’s County, Maryland.

Together with all and singular the ways, easements, rights, privileges, and appurtenances to the same belonging or in anywise appertaining.

Property Address: 1807 Campbell Drive, Suitland, MD 20746

Tax / Parcel ID No : 06-0650036

CGD File No. 464788

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

154047 (9-17,9-24,10-1)

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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

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
THOMAS SLABY

Notice is given that Paul A. Slaby, whose address is 1113 Thompson Way, Street, MD 21154, was on September 8, 2026 appointed Personal Representative of the estate of THOMAS SLABY who died on January 9, 2026 with a will.

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

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

PAUL A. SLABY Personal Representative	RONALD F SPIERENBURG Personal Representative
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729
Estate No. 142763	Estate No. 142627
154059	154060
(9-17,9-24,10-1)	(9-17,9-24,10-1)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EVETTE JONES
AKA: EVETTE LINDA JONES

Notice is given that Carolyn D Jones, whose address is 8004 Brett Pl, Greenbelt, MD 20770-3001, was on September 8, 2026 appointed Personal Representative of the estate of EVETTE JONES, who died on December 3, 2025 without a will.

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

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

CAROLYN D JONES Personal Representative	DARRYL MCLEAN Personal Representative
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729
Estate No. 140400	Estate No. 142438
154066	154067
(9-17,9-24,10-1)	(9-17,9-24,10-1)

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WILSON T WILEY

Notice is given that Tammie Lynette Wiley, whose address is 3803 Rustic Hill Dr, Bowie, MD 20715-1032, was on September 8, 2026 appointed Personal Representative of the estate of KARIN H WILSON 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 of the personal representative shall file their objection with the Register of Wills on or before the 8th 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 8th 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.

TAMMIE LYNETTE WILEY Personal Representative
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729
Estate No. 139176
154061
(9-17,9-24,10-1)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RENICK E MYERS JR.

Notice is given that Matthew Ryan Myers, whose address is 1916 Churchill Ln, Chester, MD 21619-2142, was on September 8, 2026 appointed Personal Representative of the estate of RENICK E MYERS JR., who died on June 6, 2026 without a will.

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

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

MATTHEW RYAN MYERS Personal Representative
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729
Estate No. 142655
154068
(9-17,9-24,10-1)

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GREGORY LLOYD DAVIS

Notice is given that Jason E Davis, whose address is 1920 Calloway Cir, Lenoir City, TN 37772, was on September 2, 2026 appointed Personal Representative of the estate of GREGORY LLOYD DAVIS who died on July 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 2nd 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 2nd 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.

JASON E DAVIS Personal Representative
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729
Estate No. 142463
154063
(9-17,9-24,10-1)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LINDA M WILLIAMS

Notice is given that Kenneth Dixon, whose address is 1204 Dillon Ct, Capitol Heights, MD 20743-4452, and Bobby Dixon, whose address is 1204 Dillon Ct, Capitol Heights, MD 20743-4452 were on August 27, 2026 appointed Co-Personal Representatives of the estate of LINDA M WILLIAMS, who died on July 24, 2026 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the 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 27th 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 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.

KENNETH DIXON BOBBY DIXON Co-Personal Representatives	TANYA BETHEA Personal Representative
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729
Estate No. 142629	Estate No. 141307
154072	154070
(9-17,9-24,10-1)	(9-17,9-24,10-1)

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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)

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Prince George’s County Since 1932

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
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)

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LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HENRY A GRAY

Notice is given that Tawanna Gray, whose address is 12701 Redgrave Drive, Upper Marlboro, MD 20774, was on September 8, 2026 appointed personal representative of the small estate of Henry A Gray, who died on November 25, 2016 without a will.

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

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.

TAWANNA GRAY
Personal Representative

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

Estate No. 128479

154053 (9-17)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MELBA ELAINE WHITE

Notice is given that John White, whose address is 3247 Careysbrook Ct, Waldorf, MD 20601-4646, was on September 4, 2026 appointed personal representative of the small estate of Melba Elaine White, who died on June 8, 2026 without a will.

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

JOHN 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. 142540

154054 (9-17)

LEGALS

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)

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)

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LEGALS

Byrd & Byrd LLC
Natalie A. Peroutka, Esq.
14300 Gallant Fox Lane, Suite 120
Bowie, Maryland 20715
301-464-7448

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ROGER I. LOHMAN
(full name: Roger Irvin Lohman)

Notice is given that Trudy Raye Lohman, whose address is 12912 Victoria Heights Drive, Bowie, Maryland 20715, was on September 2, 2026 appointed personal representative of the small estate of Roger I. Lohman (full name: Roger Irvin Lohman) who died on May 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 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.

TRUDY RAYE LOHMAN
Personal Representative

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

Estate No. 142725
154048 (9-17)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HARLIE SEWELL SPENCER

Notice is given that Jo Gulley Spencer, whose address is 8302 Donoghue Dr, New Carrollton, MD 20784-3310, was on September 2, 2026 appointed personal representative of the small estate of Harlie Sewell Spencer who died on January 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 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.

JO GULLEY SPENCER
Personal Representative

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

Estate No. 142719
154049 (9-17)

Jennifer C. McManus, Esq.
Ally Legal Planning
5840 Banneker Road, Suite 100
Columbia, Maryland 21044
410-746-0113

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MIRIAM L. FERRELL

Notice is given that Robert C. Ferrell, whose address is 2149 Baby Bear Road, Durango, CO 81301, was on September 1, 2026 appointed personal representative of the small estate of Miriam L. Ferrell, who died on June 8, 2026 without a will.

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

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

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

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

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

ROBERT C. FERRELL
Personal Representative

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

Estate No. 142670
154050 (9-17)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ROLAND E STEWART

Notice is given that Charlotte A Price, whose address is 13003 Crocker Pl, Upper Marlboro, MD 20774, was on March 3, 2026 appointed personal representative of the small estate of Roland E Stewart, who died on December 19, 2025 without a will.

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

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

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

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

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

CHARLOTTE A PRICE
Personal Representative

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

Estate No. 140657
154055 (9-17)

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

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LARRY JAMES WYMAN

Notice is given that Hallie Wyman, whose address is 4902 Faith Crossing Court, Temple Hills, MD 20748, was on September 8, 2026 appointed personal representative of the small estate of Larry James Wyman, who died on January 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.

HALLIE WYMAN
Personal Representative

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

Estate No. 142722
154051 (9-17)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JULIANA FRANCINE SAUNDERS

Notice is given that Ronald W Saunders, whose address is 2603 12th Pl SE, Washington, DC 20020-2913, was on September 8, 2026 appointed personal representative of the small estate of Juliana Francine Saunders, who died on August 10, 2026 without a will.

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

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

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

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

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

RONALD W SAUNDERS
Personal Representative

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

Estate No. 142732
154056 (9-17)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**MARTINA MANKA NJINIMBOT
AKA: MARTINA M NGU**

Notice is given that Daniel Njinimbot, whose address is 9205 New Hampshire Ave Apt 405, Silver Spring, MD 20903-3613, was on September 8, 2026 appointed personal representative of the small estate of Martina Manka Njinimbot, who died on May 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.

DANIEL NJINIMBOT
Personal Representative

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

Estate No. 142771
154052 (9-17)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
CURTIS EUGENE TILLERY**

Estate No.: 139293

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Mamie Grady for judicial probate of the will dated 12/15/2000 and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **October 20, 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

154057 (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:
CURTIS EUGENE TILLERY**

Estate No.: 139293

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Alexandria Tillery for judicial probate the copy of the will dated 9/23/2025 and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **October 20, 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

154058 (9-17,9-24)

LEGALS

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

TUESDAY, SEPTEMBER 29, 2026
COMMITTEE ROOM 2027
WAYNE K. CURRY ADMINISTRATION BUILDING
1301 MCCORMICK DRIVE
LARGO, MARYLAND
<https://pgccouncil.us/LIVE>

12:00 P.M

Notice is hereby given that on Tuesday, September 29, 2026, the County Council of Prince George's County, Maryland, will hold the following public hearing:

Pursuant to State law, Prince George's County authorized the use of **Speed Camera Monitoring Systems** to regulate traffic in the County in 2021. The County Council is holding a briefing and seeking to obtain public comment on more potential locations for the installation of speed monitoring systems prior to their installation.

The Prince George's County Department of Public Works & Transportation and Police Department have developed a list identifying additional locations as potential speed camera installation sites in compliance with Section 21-809 of the Transportation Article of the Annotated Code of Maryland. A listing of the proposed and potential sites for speed monitoring systems is available on the County Council's website-<https://pgccouncil.us/DocumentCenter/View/15556/Speed-Camera-Proposed-Sites-Briefing-09-29-2026>

Members of the public are invited to express their views concerning these sites. 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

154079 (9-17,9-24)



LEGALS

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

TUESDAY, SEPTEMBER 29, 2026
COUNCIL HEARING ROOM
WAYNE K. CURRY ADMINISTRATION BUILDING
1301 MCCORMICK DRIVE
LARGO, MARYLAND
<https://pgccouncil.us/LIVE>

12:00 P.M

Notice is hereby given that on Tuesday, September 29, 2026, the County Council of Prince George's County, Maryland, will hold the following public hearings:

COUNCIL BILLS:

CB-069-2026 (DR-2) AN ORDINANCE CONCERNING USE REGULATIONS - SPECIAL EXCEPTION STANDARDS - PRIVATE SCHOOLS for the purpose of exempting certain private school uses in a Residential Zone from the requirement for special exception approval.

CB-071-2026 (DR-3) AN ORDINANCE CONCERNING HOME OCCUPATION AND HOME BUSINESSES - REGULATION AND ENFORCEMENT for the purpose of revising the definition of home occupation; adding the definition of prohibited home [vehicle] business; providing for the presumptive evidence of prohibited home [vehicle] business; providing for property owner responsibility; providing for certain enforcement procedures; providing for certain enhanced penalties for prohibited home businesses; and generally regarding regulation and enforcement of home occupation and home businesses.

CB-074-2026 (DR-2) AN ORDINANCE CONCERNING ACCESSORY DWELLING UNITS for the purpose of adding definitions and designating areas for Accessory Dwelling Units consistent with authority set forth in State law; setting forth regulations for permitted Accessory Dwelling Units; providing for the prospective application of provisions and amendments adopted herein; and providing a severability clause for the provisions related to Accessory Dwelling Units in Prince George's County.

APPOINTMENT:

Appointment of the following individual to the Prince George's County Board of Ethics:

Krishnan Natesan, MPA, M.Div. Appointment: Member
Replacing: Vacant
Term Expiration: 12/01/2030

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

154080 (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: 9/22/2026.

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

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

2015 VOLKSWAGEN TIGUAN WVGAV7AX1FW559889

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

2018 IRON DOG TRAILER 1Z9CU1417JC524381
2013 VOLKSWAGEN PASSAT 1VWBM7A34DC036628
2018 DODGE CHALLENGER 2C3CDZB19JH259455

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

2004 FORD E-250 VA TCH6225 1FTNE24W84HB14112
2015 NISSAN ALTIMA MD 7DM6239 1N4AL3AP3FC451803
2017 MAZDA 6 JM1GL1V54H1137819

ABANDONED TRAILER AND BOAT
SINGLE-AXLE OPEN UTILITY TRAILER FEATURING A HEAVY-
DUTY BLACK STEEL FRAME, OPEN SIDE RAILS AND WOOD
DECK. EQUIPPED WITH AN A-FRAME TONGUE.
LOCATION:
12209 Old Colony Dr, Upper Marlboro, MD 20772



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

1995 GMC VANDURA VA TCH6702 1GDGG31Z1SF529316 3500

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

1988 MERCEDES-BENZ 560 WDBCA39D7JA413528
2025 CHEVROLET MALIBU VA SXT4537 1G1ZD5ST0SF127338

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

1968 FORD THUNDERBIRD 8Y81Z111674
2011 FORD ECONOLINE MD 5EP7664 1FBSS3BL0BDB17217 E350
1966 JAGUAR MARK II MD 4FM7525 P1B77523BW

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

2015 SUBARU FORESTER JF2SJABC8FH459159
2018 MAZDA 6 DC JK3810 JM1GL1VM8J1306298

154081 (9-17)

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: 9/25/2026.

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

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

2004 CHEVROLET SUBURBAN VA TNF2519 3GNFK16Z04G318175
2004 CHEVROLET TAHOE VA UBB8625 1GNEK13Z94J325110
2003 MACK TRUCK CV MD 384ED44 1M2AG11C93M004152 (GRANITE)

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

2010 MERCEDES-BENZ S 550 VA TWN4100 WDDNGC8GB9AA352597
2001 MERCEDES-BENZ ML320 MD 8GM1242 4JGAB54E51A288767
2004 HONDA PILOT VA TCA4899 2HKYF18654H1507923

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

2019 DODGE CHARGER VA TEL4376 2C3CDXHG3KH527237

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

2020 VOLKSWAGEN TIGUAN MD A418703 3VV2B7AX1LM053882
2011 BMW 5 SERIES VA UDZ4171 WBAFU7C54BC876681
2008 CHRYSLER TOWN & VA TDC7116 2A8HR64X78R718528 COUNTRY
2011 BMW 328i VA TCG2918 WBAPH7C57BE682501

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

2011 NISSAN MAXIMA VA TJH8611 1N4AA5AP6BC857814
2006 CHEVROLET AVALANCHE VA AFB6108 3GNEK12Z66G156072
2016 MERCEDES-BENZ CLA250 MD 6EB4020 WDDSJ4GB5GN360162
2003 CHEVROLET SUBURBAN VA TKK7878 1GNFK16Z03J331716

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

2004 DODGE DURANGO MD 476L50 1D4HB58D34F124576
2005 DODGE DAKOTA MD 476L51 1D7HE28K05S304744

154082 (9-17)

LEGALS

THIS IS A COURT ORDER. IF YOU DO NOT UNDERSTAND WHAT THE ORDER SAYS, BE SURE TO HAVE SOMEONE EXPLAIN IT TO YOU.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS A JUVENILE COURT

In Re: GUARDIANSHIP OF: KASHMIR B.

Case No. C-16-JV-26-000210

NOTICE BY PUBLICATION TO MOTHER

To: JANEA BREAZIL
Relationship: MOTHER

You are hereby notified that a guardianship case has been filed in the Circuit Court for Prince George’s County, Maryland, case number C-16-JV-26-000210. All persons who believe themselves to be the parents of a male child born on the 23rd day of September 2022, at the University of Maryland Medical Center located in Baltimore, Maryland to Janea Shaquanna Breazil, natural mother, aged 26 years old at time of birth, shall file a written response. A copy of the Show Cause Order may be obtained from the Juvenile Clerk’s Office at 14735 Main Street, Room D1033, Upper Marlboro, Maryland 20772, Telephone Number: 301-952-5087. If you do not file a written objection within 30 days after publication, you will have agreed to the permanent loss of your parental rights to this child.

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

154088 (9-17)

THIS IS A COURT ORDER. IF YOU DO NOT UNDERSTAND WHAT THE ORDER SAYS, BE SURE TO HAVE SOMEONE EXPLAIN IT TO YOU.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS A JUVENILE COURT

In Re: GUARDIANSHIP OF: K’RON B.

Case No. C-16-JV-26-000211

NOTICE BY PUBLICATION TO MOTHER

To: JANEA BREAZIL
Relationship: MOTHER

You are hereby notified that a guardianship case has been filed in the Circuit Court for Prince George’s County, Maryland, case number C-16-JV-26-000211. All persons who believe themselves to be the parents of a male child born on the 16th day of November 2020, at the MedStar Southern Maryland Hospital Center located in Clinton, Maryland to Janea Breazil natural mother, aged 24 years old at time of birth, shall file a written response. A copy of the Show Cause Order may be obtained from the Juvenile Clerk’s Office at 14735 Main Street, Room D1033, Upper Marlboro, Maryland 20772, Telephone Number: 301-952-5087. If you do not file a written objection within 30 days after publication, you will have agreed to the permanent loss of your parental rights to this child.

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

154089 (9-17)

LEGALS

THIS IS A COURT ORDER. IF YOU DO NOT UNDERSTAND WHAT THE ORDER SAYS, BE SURE TO HAVE SOMEONE EXPLAIN IT TO YOU.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS A JUVENILE COURT

In Re: GUARDIANSHIP OF: KYRIE B.

Case No. C-16-JV-26-000212

NOTICE BY PUBLICATION TO MOTHER

To: JANEA BREAZIL
Relationship: MOTHER

You are hereby notified that a guardianship case has been filed in the Circuit Court for Prince George’s County, Maryland, case number C-16-JV-26-000212. All persons who believe themselves to be the parents of a male child born on the 20th day of June 2019, at the MedStar Southern Maryland Hospital located in Clinton, Maryland to Janea Shaquanna Breazil, natural mother, aged 24 years old at time of birth, and Robert Holton, father, shall file a written response. A copy of the Show Cause Order may be obtained from the Juvenile Clerk’s Office at 14735 Main Street, Room D1033, Upper Marlboro, Maryland 20772, Telephone Number: 301-952- 5087. If you do not file a written objection within 30 days after publication, you will have agreed to the permanent loss of your parental rights to this child.

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

154090 (9-17)

THIS IS A COURT ORDER. IF YOU DO NOT UNDERSTAND WHAT THE ORDER SAYS, BE SURE TO HAVE SOMEONE EXPLAIN IT TO YOU.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS A JUVENILE COURT

In Re: GUARDIANSHIP OF: K’RON B.

Case No. C-16-JV-26-000211

NOTICE BY PUBLICATION TO PUTATIVE FATHER

To: JOHN DOE
Relationship: PUTATIVE FATHER

You are hereby notified that a guardianship case has been filed in the Circuit Court for Prince George’s County, Maryland, case number C-16-JV-26-000211. All persons who believe themselves to be the parents of a male child born on the 16th day of November 2020, at the MedStar Southern Maryland Hospital Center located in Clinton, Maryland to Janea Breazil natural mother, aged 24 years old at time of birth, shall file a written response. A copy of the Show Cause Order may be obtained from the Juvenile Clerk’s Office at 14735 Main Street, Room D1033, Upper Marlboro, Maryland 20772, Telephone Number: 301-952-5087. If you do not file a written objection within 30 days after publication, you will have agreed to the permanent loss of your parental rights to this child.

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

154092 (9-17)

LEGALS

NOTICE

Laura H.G. O’Sullivan, et al.,
Substitute Trustees

vs.

Ndibulum Hazel Richardson
aka Hazel Richardson

Defendant

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

CIVIL NO. C-16-CV-26-001695

ORDERED, this 15th day of September, 2026 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 3823 Hamilton Street Unit 202, Hyattsville, Maryland 20781 mentioned in these proceedings, made and reported by Laura H.G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 15th day of October, 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 15th day of October, 2026, next.

The report states the amount of sale to be \$117,235.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

154087 (9-17,9-24,10-1)

The Prince George’s Post
Call 301-627-0900

Have a Very Safe Weekend

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 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 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”

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 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

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 on the BOLC’s website at <http://bolc.mypgc.us>, or you may email BLC@co.pg.md.us to request the link. Letters of Support or Oppositions should be submitted to our office at least 5 days prior to the day of the hearing. Additional information may be obtained by contacting the Board’s Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest:
Terence Sheppard
Director
August 26, 2026

154045 (9-10,9-17)



File No. 25-PG-RT-1076

ORDER OF PUBLICATION

RTL-F-MD I,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. & Imps. Largo Town Center
Property Account ID: 13-3246303
Deed Ref.: 42606/524
Assessed to: Williams, Cynthia J.

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

It is thereupon this 31st day of August, 2026, by the Circuit Court for Prince George’s County;

ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having a general circulation in Prince George’s County once a week for three successive weeks, before the 25th day of September, 2026, warning all persons interested in the said properties to be and appear in this Court by the 3rd day of November, 2026 and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
153915 (9-10,9-17,9-24)

LEGALS

Ruby Kuklov
12336 Quince Valley Dr
North Potomac, MD 20878
703-915-1437

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JAMES DAVID ONUSKA

Notice is given that Pam Ellie Onuska, whose address is 1015 Courtland Dr, Sykesville, MD 21784-8414, and William Henry Onuska Jr, whose address is 13339 Demetrias Way, Germantown, MD 20874-1017, were on September 1, 2026 appointed Co-Personal Representatives of the estate of JAMES DAVID ONUSKA who died on July 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 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 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 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.

PAM ELLIE ONUSKA
WILLIAM HENRY ONUSKA 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. 142695

153951 (9-10,9-17,9-24)

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 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 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

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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

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

Richard E. Solomon, et al.,
Substitute Trustees

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