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LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CHERYLLE G PRATT

Notice is given that Amber Pratt, whose address is 6006 Joyce Drive, Temple Hills, MD 20748, was on July 29, 2025 appointed Personal Representative of the estate of Cherylle G Pratt who died on March 24, 2025 with a will.

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

All 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 29th day of January, 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.

AMBER PRATT
Personal Representative

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

Estate No. 138121

150395 (8-14,8-21,8-28)

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**JOHN KINYANJUI MUNGAI
AKA: JOHN K MUNGAI**

Notice is given that Dorcas Mungai, whose address is 12203 Cedarbook Ln, Laurel, MD 20708-2420, was on July 31, 2025 appointed Personal Representative of the estate of John Kinyanjui Mungai, who died on July 31, 2024 without a will.

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

All 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 31st day of January, 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.

DORCAS MUNGAI
Personal Representative

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

Estate No. 136990

150399 (8-14,8-21,8-28)

**THE ORPHANS' COURT FOR
PRINCE GEORGE'S COUNTY,
MARYLAND**
P.O. Box 1729
Upper Marlboro, Maryland 20773
**In The Estate Of:
OSCAR ESCOBAR CRUZ**
Estate No.: 134610

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **September 18, 2025 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

Estate No. 150385 (8-14,8-21)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LINDA GAY WILLIAMS

Notice is given that Rhonda Ann Reeves, whose address is 8126 Blue Finch Way, New Port Richey, FL 34653, was on August 1, 2025 appointed Personal Representative of the estate of Linda Gay Williams who died on August 8, 2024 with a will.

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

All 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 1st day of February, 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.

RHONDA ANN REEVES
Personal Representative

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

Estate No. 134613

150396 (8-14,8-21,8-28)

Veronica L Harsley-Dean Esq
1602 Village Market Blvd Suite 310
Leesburg, VA 20175
703 777-7101

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WALTER W FLEMING

Notice is given that Patricia Cress, whose address is 1026 Minnetonka Road, Severn, MD 21144, was on July 21, 2025 appointed Personal Representative of the estate of Walter W Fleming, who died on October 10, 2020 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 21st day of January, 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.

PATRICIA CRESS
Personal Representative

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

Estate No. 119824

150398 (8-14,8-21,8-28)

**THE ORPHANS' COURT FOR
PRINCE GEORGE'S COUNTY,
MARYLAND**
**BEFORE THE REGISTER
OF WILLS**
IN THE ESTATE OF:
BARBARA FACIOUS WATTS
ESTATE NO: 134957

PUBLIC NOTICE
TO CAVEAT

To all persons interested in the above estate:

Notice is given that a petition to caveat has been filed by Linda Y. Williams challenging the will dated October 19, 2023.

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

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

Estate No. 150386 (8-14,8-21)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GLADYS CAMBREL CROCKETT

Notice is given that Meceshia Stewart, whose address is 3454 21st St SE, Washington, DC 20020, and Richard Cambrel, whose address is 8005 Grayden Ln, Brandywine, MD 20613, were on July 29, 2025 appointed Co-Personal Representatives of the estate of Gladys Cambrel Crockett who died on June 17, 2025 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the co-personal representatives 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 29th day of January, 2026.

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

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

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

MECESHIA STEWART
RICHARD CAMBREL
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. 138136

150397 (8-14,8-21,8-28)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**JAMES O POSEY SR
AKA: JAMES OLIVER POSEY SR**

Notice is given that Marquita Lynette Proctor, whose address is 2953 Bermuda Grass Loop, Virginia Beach, VA 23453-5571, was on August 5, 2025 appointed Personal Representative of the estate of JAMES O POSEY SR, who died on May 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 5th day of February, 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.

MARQUITA LYNETTE PROCTOR
Personal Representative

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

Estate No. 138217

150402 (8-14,8-21,8-28)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
TERI LANETTE COATES

Notice is given that Tiffani Budd, whose address is 6216 Carters Ln, Riverdale, MD 20737-3222, was on July 31, 2025 appointed Personal Representative of the estate of Teri Lanette Coates, who died on February 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 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 31st day of January, 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.

TIFFANI BUDD
Personal Representative

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

Estate No. 137927

150400 (8-14,8-21,8-28)

Adam E. Moskowitz, Esq.
7315 Wisconsin Ave, Suite 800W
Bethesda, Maryland 20814
301-656-2707

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**OLIVIA NATIVIDAD SARACHO
AKA: OLIVIA N. SARACHO**

Notice is given that Saul M. Villarreal, whose address is 2042 W. San Marcelo, Brownsville, TX 78526, was on August 7, 2025 appointed Personal Representative of the estate of Olivia Natividad Saracho AKA: Olivia N. Saracho who died on April 13, 2025 with a will.

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

All 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 7th day of February, 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.

SAUL M. VILLARREAL
Personal Representative

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

Estate No. 137996

150434 (8-21,8-28,9-4)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
STEWART MCDONALD MICKENS

Notice is given that Michelle Goode, whose address is 1643 Henrico Arms St Apt A, Henrico, VA 23231-3806, was on July 30, 2025 appointed Personal Representative of the estate of STEWARD MCDONALD MICKENS, who died on April 12, 2025 without a will.

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

All 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 30th day of January, 2026.

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

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

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

MICHELLE GOODE
Personal Representative

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

Estate No. 137445

150401 (8-14,8-21,8-28)

LEGALS

PRINCE GEORGE'S COUNTY
GOVERNMENT

Board of License
Commissioners

(Liquor Control Board)

REGULAR SESSION

SEPTEMBER 3, 2025

1. t/a Hyattsville Spirits and Grill – status hearing to comply with the Circuit Court Order remanding the case back to the BOLC.
2. t/a Carbon y Lena Restaurant, Leidy Ramirez, President / Secretary/Treasurer, Class B(DD), Beer, Wine and Liquor, Carbon y Lena Dominican Restaurant, Inc., 6033 Baltimore Avenue, Riverdale Park, 20737. Request for a Special Entertainment Permit.
3. Mulugeta Tesfakiros, Sole Managing Member, Aster Haileselassie Member, Sentayehue A. Desta, Member, t/a National Golf Club at Tantallon, 300 St. Andrews Drive, Fort Washington, 20744, for an alleged violation of R.R. No. #1 of the Rules and Regulations for Prince George's County: Sale to or Possession By Underage Persons: A Pursuant to Sections 6-304 and 26-2707 of the Alcoholic Beverages Article of the Annotated Code of Maryland, a licensee or any of his/her employees or agents, may not sell, serve or furnish or allow the consumption or possession of any alcoholic beverages at any time to any person under the age of 21. - Represented by Chales E. Walton, Esquire.
4. t/a Samosas and Spirits, Nidhi Khaneja, Member-Manager/ Authorized Person, Class BL+, Beer, Wine and Liquor, Samosas and Spirits, LLC, 10250-C Baltimore Avenue, College Park, 20740. - Request for a Delivery Permit.

A virtual hearing will be held via Zoom at 7:00 p.m. on Wednesday, September 3, 2025. 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 13, 2025

150455 (8-21,8-28)

THIS COULD BE
YOUR AD!

Call 301-627-0900

for a quote.

Brett E. Cohen, Esquire
COHEN & HERTZ, P.C.
7910 Woodmont Avenue,
Suite 1430
Bethesda, Maryland 20814-7047
301-652-8828

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SAMUEL AARON BOGASH

Notice is given that Elizabeth Bogash, whose address is 321 Lees Avenue, Collingswood, New Jersey 08108, was on August 11, 2025 appointed personal representative of the small estate of Samuel Aaron Bogash, who died on September 9, 2024 without a will.

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

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

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

- (1) Six months from the date of the decedent's death; or
- (2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice.

Any claim not served or filed within that time, or any extension provided by law, is unenforceable thereafter.

ELIZABETH BOGASH
Personal Representative

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

Estate No. 136129

150428 (8-21)

FILE NO. 24-PG-AF-1002

ORDER OF PUBLICATION

Audrey L. Farley
C/o William M. O'Connell, Esquire
Law Office of William M. O'Connell, LLC
124 South Street, Suite 4
Annapolis, MD 21401
Tel. (410) 230-1800,

Plaintiff

vs.

The Testate and Intestate Successors of Mary A. Mack, Deceased, and All Persons Claiming By, Through, or Under the Decedent, 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:

**18608 Brook Trl
Aguasco, MD 20608**

Legal Description: Lots 25, 26 6,184 Sq.Ft. Cedar Haven Blk 3
Property Account ID: 08-0837484
Deed Ref.: 3644/615
Assessed to: Mack, Pearle W. Jr. and Mary A.,

Defendants

**In the Circuit Court for
Prince George's County, Maryland
Case Number:
C-16-CV-25-004479**

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:

18608 Brook Trl, Aquasco, MD 20608
Legal Description: Lots 25, 26 6,184 Sq.Ft. Cedar Haven Blk 3
Property Account ID: 08-0837484
Deed Ref.: 3644/615
Assessed to: Mack, Pearle W. Jr. and Mary A.,

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 12th day of August, 2025, 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 5th day of September, 2025, warning all persons interested in the said properties to be and appear in this Court by the 6th day of October, 2025 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
150458 (8-21,8-28,9-4)

LEGALS

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on February 5, 2010, a certain Deed of Trust was executed by Mary L. Hooker as Grantor(s) in favor of 1st Mariner Bank as Beneficiary, and Resource Real Estate Services, LLC as Trustee(s), and was recorded on February 16, 2010, in Book 31423, Page 23 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 February 23, 2017, and recorded on April 17, 2017, in Book 39426, Page 426, in the office of the Land Records for Prince George’s County, Maryland; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on August 20, 2024, was not made and remains wholly unpaid as of the date of this notice, and a Borrower has died and the Property is not the principal residence of at least one surviving Borrower, and no payment has been made sufficient to restore to the loan to currency; and

WHEREAS, the entire amount delinquent as of July 11, 2025 is \$403,151.54; 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 2, 2025 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: 2917 Fairlawn Street, Temple Hills, MD 20748

Tax ID: 06-0468447

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 \$403,151.54.

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

When making their bids, all bidders except the Secretary must submit a deposit totaling \$40,500.00 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 \$40,500.00 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: July 14, 2025

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
rsolomon@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”

All that property situate in Prince George’s County, State of Maryland described as

Lot numbered Nine (9) in Block lettered “C” in the subdivision known as “Section 1. Colebrooke”, as per plat recorded in Plat Book BB 8, Plat No. 18 among the Land Records of Prince George’s County, Maryland.

LEGALS

Being the same lot or parcel of ground which by Deed dated 11 /22/2002 and recorded among the Land Records of Prince George’s . County, State of Maryland , in Book 16552, Page 244, was granted and conveyed by Ira I. Day, Jr, and Virgie C. Day, his wife tenants by the entirety, unto Mary L. Hooker.

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

150369

(8-14,8-21,8-28)

LEGALS

NOTICE

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

v.

Kimberly Williams, Personal
Representative for the Estate of Et-
tastine H. Williams
11506 Lottsford Terrace
Bowie, MD 20721

Defendant

In the Circuit Court for Prince
George’s County, Maryland
Case No. C-16-CV-24-001676

Notice is hereby given this 4th day of August, 2025, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 4th day of September, 2025, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 4th day of September, 2025.

The Report of Sale states the amount of the foreclosure sale price to be \$573,000.00. The property sold herein is known as 11506 Lottsford Terrace, Bowie, MD 20721.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George’s County, MD
True Copy—Test:
Mahasin El Amin, Clerk
150357 (8-7,8-14,8-21)

NOTICE

Richard E. Solomon
Richard J. Rogers
Michael McKeefery
Christianna Kersey
Kyle Blackstone
Jason Murphy
Jason Beers
Brandon Ewing
1099 Winterson Road, Suite 301
Linthicum Heights, MD 21090
Substitute Trustees,
Plaintiffs

v.

Patricia H. Schneider
12520 Knowledge Lane
Bowie, MD 20715

Defendant

In the Circuit Court for Prince
George’s County, Maryland
Case No. C-16-CV-25-002258

Notice is hereby given this 4th day of August, 2025, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 4th day of September, 2025, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 4th day of September, 2025.

The Report of Sale states the amount of the foreclosure sale price to be \$354,000.00. The property sold herein is known as 12520 Knowl-edge Lane, Bowie, MD 20715.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George’s County, MD
True Copy—Test:
Mahasin El Amin, Clerk
150361 (8-7,8-14,8-21)

LEGALS

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
Randall J. Rolls
1099 Winterson Road, Suite 301
Linthicum Heights, MD 21090
Substitute Trustees,
Plaintiffs

v.

Mahogany K. Hopkins
37 Watkins Park Drive, Unit 19
Upper Marlboro, MD 20774

Defendant

In the Circuit Court for Prince
George’s County, Maryland
Case No. C-16-CV-24-001438

Notice is hereby given this 4th day of August, 2025, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 4th day of September, 2025, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 4th day of September, 2025.

The Report of Sale states the amount of the foreclosure sale price to be \$212,245.24. The property sold herein is known as 37 Watkins Park Drive, Unit 19, Upper Marlboro, MD 20774.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George’s County, MD
True Copy—Test:
Mahasin El Amin, Clerk
150358 (8-7,8-14,8-21)

NOTICE

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

v.

Edward Jenkins
1522 5th Street
Lanham, MD 20706

Defendant

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

Notice is hereby given this 4th day of August, 2025, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 4th day of September, 2025, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 4th day of Sep-tember, 2025.

The Report of Sale states the amount of the foreclosure sale price to be \$190,000.00. The property sold herein is known as 1522 5th Street, Lanham, MD 20706.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George’s County, MD
True Copy—Test:
Mahasin El Amin, Clerk
150360 (8-7,8-14,8-21)

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

14318 ROSEMORE LANE
LAUREL, MD 20707

By authority contained in a Deed of Trust dated November 15, 2004 and recorded in Liber 21166, Folio 268, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$426,500.00, and an interest rate of 3.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

SEPTEMBER 9, 2025 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 \$45,000.00 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., Sub. Trustees
Substitute Trustees

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

150453

(8-21,8-28,9-4)

LEGALS

AWBF LAW, P.C.
ATTORNEYS AND COUNSELORS AT LAW
1401 Rockville Pike, Suite 650
Rockville, MD 20852
TELEPHONE (301) 738-7657
TELECOPIER (301) 424-0124

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
8406 Cinema Court, Clinton, Maryland 20735-2281

By virtue of the power and authority contained in a Deed of Trust from MONICA GOODWINE AKA MONICA PALMER-GOODWINE, dated August 26, 2019 and recorded in Liber 42646 at Folio 528 among the land records of PRINCE GEORGE’S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

FRIDAY, SEPTEMBER 5, 2025 AT 3:05 P.M.

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

Lot numbered Sixteen (16) in Block Lettered "B", in the subdivision known as "Seligson's Addition to Chris Mar Manor", as per plat recorded among the Land Records of Prince George’s County, Maryland in Plat Book NLP 145 at Plat No. 28.

For Informational Purposes Only

The Improvements thereon being known as 8406 Cinema Court, Clinton, MD 20735. Tax ID# 9-0953893

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

TERMS OF SALE: A deposit of \$16,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 4.050% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property.

In the Event this property is sold and for any reason the sale is not ratified the liability of the Substitute Trustees shall be limited to a refund of the deposit. Upon refund of the deposit the purchaser shall have no further claim against the Substitute Trustees either at law or in equity.

JEREMY K. FISHMAN and ERICA T. DAVIS,
Substitute Trustees, by virtue of Instrument recorded
among the land records of Prince George’s County, Maryland

Brenda DiMarco, Auctioneer
14804 Main Street
Upper Marlboro, MD 20772
Phone#: 301-627-1002
Auctioneer's Number # A000580

150450

(8-21,8-28,9-4)

LEGALS

NOTICE

Richard E. Solomon
Richard J. Rogers
Michael McKeefery
Christianna Kersey
Kyle Blackstone
Jason Murphy
Jason Beers
Brandon Ewing
1099 Winterson Road, Suite 301
Linthicum Heights, MD 21090
Substitute Trustees,
Plaintiffs

v.

Alfred J. Szczerbicki, Esq, Personal
Representative for the Estate of
Julius A. Brinkley
9200 Edwards Way, Apt 212
Hyattsville, MD 20783

Defendant

**In the Circuit Court for Prince
George’s County, Maryland
Case No. C-16-CV-25-001313**

Notice is hereby given this 4th day
of August, 2025, by the Circuit
Court for Prince George’s County,
that the sale of the property men-
tioned in these proceedings, made
and reported, will be ratified and
confirmed, unless cause to the con-
trary thereof be shown on or before
the 4th day of September, 2025, pro-
vided a copy of this notice be pub-
lished in a newspaper of general
circulation in Prince George’s
County, once in each of three succe-
ssive weeks before the 4th day of
September, 2025.

The Report of Sale states the
amount of the foreclosure sale price
to be \$127,336.00. The property sold
herein is known as 9200 Edwards
Way, Apt 212, Hyattsville, MD
20783.

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

True Copy—Test:
Mahasin El Amin, Clerk
150365 (8-7,8-14,8-21)

LEGALS

NOTICE

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

v.

William Ellerbe

AND

Vonetta Ellerbe

12000 Berrybrook Terrace
Upper Marlboro, MD 20772
Defendants

**In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF22-00440**

Notice is hereby given this 29th
day of July, 2025, by the Circuit
Court for Prince George’s County,
that the sale of the property men-
tioned in these proceedings, made
and reported, will be ratified and
confirmed, unless cause to the con-
trary thereof be shown on or before
the 29th day of August 2025, pro-
vided a copy of this notice be pub-
lished in a newspaper of general
circulation in Prince George’s
County, once in each of three succe-
ssive weeks before the 29th day of
August, 2025.

The Report of Sale states the
amount of the foreclosure sale price
to be \$365,750.00. The property sold
herein is known as 12000 Berry-
brook Terrace, Upper Marlboro, MD
20772.

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

True Copy—Test:
Mahasin El Amin, Clerk
150336 (8-7,8-14,8-21)

LEGALS

NOTICE

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

v.

Lesina Martin
7959 Riggs Road, Unit 1
Hyattsville, MD 20783

Defendant

**In the Circuit Court for Prince
George’s County, Maryland
Case No. C-16-CV-24-002888**

Notice is hereby given this 4th day
of August, 2025, by the Circuit Court
for Prince George’s County, that the
sale of the property mentioned in
these proceedings, made and re-
ported, will be ratified and con-
firmed, unless cause to the contrary
thereof be shown on or before the
4th day of September, 2025, pro-
vided a copy of this notice be pub-
lished in a newspaper of general
circulation in Prince George’s
County, once in each of three succe-
ssive weeks before the 4th day of Sep-
tember, 2025.

The Report of Sale states the
amount of the foreclosure sale price
to be \$128,017.59. The property sold
herein is known as 7959 Riggs Road,
Unit 1, Hyattsville, MD 20783.

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

True Copy—Test:
Mahasin El Amin, Clerk
150359 (8-7,8-14,8-21)

NOTICE

Richard E. Solomon
Richard J. Rogers
Michael McKeefery
Christianna Kersey
Kyle Blackstone
Jason Murphy
Jason Beers
Brandon Ewing
1099 Winterson Road, Suite 301
Linthicum Heights, MD 21090
Substitute Trustees,
Plaintiffs

v.

Sean Nixon
7104 Donnell Place Apartment A5
Forestville, MD 20747

Defendant

**In the Circuit Court for Prince
George’s County, Maryland
Case No. C-16-CV-25-001869**

Notice is hereby given this 4th day
of August, 2025, by the Circuit
Court for Prince George’s County,
that the sale of the property men-
tioned in these proceedings, made
and reported, will be ratified and
confirmed, unless cause to the con-
trary thereof be shown on or before
the 4th day of September, 2025, pro-
vided a copy of this notice be pub-
lished in a newspaper of general
circulation in Prince George’s
County, once in each of three succe-
ssive weeks before the 4th day of
September, 2025.

The Report of Sale states the
amount of the foreclosure sale price
to be \$74,140.59. The property sold
herein is known as 7104 Donnell
Place Apartment A5, Forestville,
MD 20747.

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

True Copy—Test:
Mahasin El Amin, Clerk
150366 (8-7,8-14,8-21)

**In the Circuit Court for Prince
George’s County, Maryland
Case No. C-16-CV-25-001869**

Notice is hereby given this 4th day
of August, 2025, by the Circuit
Court for Prince George’s County,
that the sale of the property men-
tioned in these proceedings, made
and reported, will be ratified and
confirmed, unless cause to the con-
trary thereof be shown on or before
the 4th day of September, 2025, pro-
vided a copy of this notice be pub-
lished in a newspaper of general
circulation in Prince George’s
County, once in each of three succe-
ssive weeks before the 4th day of
September, 2025.

The Report of Sale states the
amount of the foreclosure sale price
to be \$74,140.59. The property sold
herein is known as 7104 Donnell
Place Apartment A5, Forestville,
MD 20747.

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

True Copy—Test:
Mahasin El Amin, Clerk
150366 (8-7,8-14,8-21)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DIANE M PEARSON

Notice is given that Glenn E Pear-
son Jr, whose address is 6808 97th
Pl, Lanham, MD 20706-3602, was on
July 25, 2025 appointed Personal
Representative of the estate of Diane
M Pearson, who died on March 4,
2025 without a will.

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

All persons having any objection
to the appointment (or to the pro-
bate of the decedent’s will) shall file
their objections with the Register of
Wills on or before the 25th day of
January, 2026.

Any person having a claim against
the decedent must present the claim
to the undersigned personal repre-
sentative or file it with the Register
of Wills with a copy to the under-
signed, 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 ob-
tained from the Register of Wills.

GLENN E PEARSON JR
Personal Representative

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

Estate No. 138050
150351 (8-7,8-14,8-21)

LEGALS

NOTICE

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

Plaintiffs

vs.

Cornell Haskins and
Connie Haskins

Defendants

**IN THE CIRCUIT COURT FOR
PRINCE GEORGE’S COUNTY,
MARYLAND**

CIVIL NO. C-16-CV-24-001960

ORDERED, this 4th day of Aug-
ust, 2025 by the Circuit Court of
PRINCE GEORGE’S COUNTY,
Maryland, that the sale of the prop-
erty at 3013 Rainbird Court, District
Heights, Maryland 20747 men-
tioned in these proceedings, made
and reported by Laura H.G. O’Sul-
livan, et al., Substitute Trustees, be
ratified and confirmed, unless cause
to the contrary thereof be shown on
or before the 4th day of September,
2025 next, provided a copy of this
notice be inserted in some newspa-
per published in said County once
in each of three successive weeks
before the 4th day of September,
2025, next.

The report states the amount of
sale to be \$261,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
150368 (8-7,8-14,8-21)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LANA JOYCE ROUSSEAU

Notice is given that Adrian
Rousseau, whose address is 1001
5th Street, Laurel, MD 20707, was on
July 28, 2025 appointed Personal
Representative of the estate of Lana
Joyce Rousseau, who died on Octo-
ber 19, 2024 without a will.

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

All persons having any objection
to the appointment (or to the pro-
bate of the decedent’s will) shall file
their objections with the Register of
Wills on or before the 28th day of
January, 2026.

Any person having a claim against
the decedent must present the claim
to the undersigned personal repre-
sentative or file it with the Register
of Wills with a copy to the under-
signed, 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 ob-
tained from the Register of Wills.

ADRIAN ROUSSEAU
Personal Representative

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

Estate No. 137934
150352 (8-7,8-14,8-21)

NOTICE

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

v.

Stephanie R. Layton
2101 Ramblewood Drive
District Heights, MD 20747

Defendant

**In the Circuit Court for Prince
George’s County, Maryland
Case No. C-16-CV-23-005871**

Notice is hereby given this 4th day
of August, 2025, by the Circuit
Court for Prince George’s County,
that the sale of the property men-
tioned in these proceedings, made
and reported, will be ratified and
confirmed, unless cause to the con-
trary thereof be shown on or before
the 4th day of September, 2025, pro-
vided a copy of this notice be pub-
lished in a newspaper of general
circulation in Prince George’s
County, once in each of three succe-
ssive weeks before the 4th day of
September, 2025.

The Report of Sale states the
amount of the foreclosure sale price
to be \$367,500.00. The property sold
herein is known as 2101 Ramble-
wood Drive, District Heights, MD
20747.

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

True Copy—Test:
Mahasin El Amin, Clerk
150367 (8-7,8-14,8-21)

LEGALS

NOTICE

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

v.

LaChonne L. Stewart
805 Darien Place
Upper Marlboro, MD 20774

Defendant

**In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF22-28369**

Notice is hereby given this 29th
day of July, 2025, by the Circuit
Court for Prince George’s County,
that the sale of the property men-
tioned in these proceedings, made
and reported, will be ratified and
confirmed, unless cause to the con-
trary thereof be shown on or before
the 29th day of August 2025, pro-
vided a copy of this notice be pub-
lished in a newspaper of general
circulation in Prince George’s
County, once in each of three succe-
ssive weeks before the 29th day of
August, 2025.

The Report of Sale states the
amount of the foreclosure sale price
to be \$365,000.00. The property sold
herein is known as 805 Darien Place,
Upper Marlboro, MD 20774.

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

True Copy—Test:
Mahasin El Amin, Clerk
150337 (8-7,8-14,8-21)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
AUDREYD SAVOY

Notice is given that Russell A
Savoy, whose address is 10929 Bri-
dle Path Circle, Waldorf, MD 20601,
was on July 25, 2025 appointed Per-
sonal Representative of the estate of
Audrey D Savoy, who died on Feb-
ruary 17, 2025 without a will.

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

All persons having any objection
to the appointment (or to the pro-
bate of the decedent’s will) shall file
their objections with the Register of
Wills on or before the 25th day of
January, 2026.

Any person having a claim against
the decedent must present the claim
to the undersigned personal repre-
sentative or file it with the Register
of Wills with a copy to the under-
signed, 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 ob-
tained from the Register of Wills.

RUSSELL A SAVOY
Personal Representative

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

Estate No. 136512
150353 (8-7,8-14,8-21)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
Plaintiff

vs.

THE ESTATE OF PATRICIA R.
ROWLES,
PRINCE GEORGE’S COUNTY,
MARYLAND

AND

All persons having or claiming to
have an interest in the property sit-
uate and lying in Prince George’s
County and known as 10 WHIST PL

AND

Unknown Owner of the property 10
WHIST PL described as follows:
Property Tax ID 18-2088755 on the
Tax Roll of Prince George’s County,
the unknown owner’s heirs, de-
visees, and personal representatives
and their or any of their heirs, de-
visees, executors, administrators,
grantees, assigns, or successors in
right, title and interest in the prop-
erty.

Defendants

**IN THE CIRCUIT COURT OF
MARYLAND FOR
PRINCE GEORGE’S COUNTY
CASE NO.: C-16-CV-25-004228**

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

6,250.0000 Sq.Ft. & Imps. Maryland
Park Fowler’s Addition Blk 4, Lots
6 & 7, Assmt \$201,500 Lib 42253 Fl
081, and assessed to Rowles Patricia
R.
18 2088755, 000010 Whist Pl, Capitol
Heights, Md 20743

The Complaint states, among
other things, that the amounts nec-
essary for redemption have not
been paid although more than six
(6) months (or nine months if the
Property was listed as a Principal
Residence by the Maryland Depart-
ment of Assessments and Taxation
on the date of the sale) from the
date of sale has expired.

It is thereupon this 4th day of Au-
gust, 2025, by the Circuit Court for
Prince George’s County:

ORDERED, That notice be given
by the insertion of a copy of this
Order in some newspaper having a
general circulation in Prince
George’s County once a week for
three (3) successive weeks on or be-
fore the 29th day of August, 2025,
warning all persons interested in the
property to appear in this Court by
the 6th day of October, 2025 and re-
deem the property described above
and answer the Complaint or there-
after a Final Judgment will be en-
tered foreclosing all rights of
redemption in the property, and
vesting in the Plaintiff a title, free
and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
150364 (8-7,8-14,8-21)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PATRICIA LYNN LESEFSKE

Notice is given that Christopher
Lesefske, whose address is 12939 Old
Fort Rd, Fort Washington, MD 20744,
was on July 28, 2025 appointed Per-
sonal Representative of the estate of
Patricia Lynn Lesefske who died on
June 1, 2023 with a will.

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

All persons having any objection
to the appointment (or to the pro-
bate of the decedent’s will) shall file
their objections with the Register of
Wills on or before the 28th day of
January, 2026.

Any person having a claim against
the decedent must present the claim
to the undersigned personal repre-
sentative or file it with the Register
of Wills with a copy to the under-
signed 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 ob-
tained from the Register of Wills.

CHRISTOPHER LESEFSKE
Personal Representative

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

Estate No. 138034
150346 (8-7,8-14,8-21)

**ORDER OF PUBLICATION
BY POSTING**

MARIA MEJIA RAMIREZ

VS.

**WILMER CARRANZA
GUTIERREZ**

**In the Circuit Court for
Prince George’s County, Maryland
Case Number: C-16-FM-25-001563**

ORDERED, ON THIS 11th day of
August, 2025, by the Circuit Court
for Prince George’s County MD:

That the Defendant, Wilmer Car-
ranza Gutierrez is hereby notified
that the Plaintiff, has filed a COM-
PLAINT FOR CUSTODY AND MOT-
ION FOR APPROVAL OF
FACTUAL FINDINGS TO PERMIT
MINOR’S APPLICATION FOR SPEC-
IAL IMMIGRANT JUVENILE
STATUS naming him/her as the de-
fendant and seeking the Divorce on
the grounds of and the further relief
of stating that the Defendant’s
last known address is: Olancho,
Honduras, and therefore it is;

ORDERED, that this Order shall
be posted at the Court House door
in accordance with Maryland Rule
2-122(a)(1), said posting to be com-
pleted by the 10th day of September,
2025; and it is further;

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

ORDERED, said posting to be
completed by the 10th day of Sep-
tember, 2025; and it is further;

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

ORDERED, THAT THE DEFEN-
DANT, WILMER CARRANZA
GUTIERREZ, IS HEREBY
WARNED THAT FAILURE TO
FILE AN ANSWER OR OTHER DE-
FENSE ON OR BEFORE THE 10th
day of October, 2025, MAY RESULT
IN THE CASE PROCEEDING
AGAINST HIM/HER BY DE-
FAULT.

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

True Copy—Test:
Mahasin El Amin, Clerk
150419 (8-14,8-21,8-28)

ORDER OF PUBLICATION
BY POSTING

MARIA MEJIA RAMIREZ

VS.

**WILMER CARRANZA
GUTIERREZ**

**In the Circuit Court for
Prince George’s County, Maryland
Case Number: C-16-FM-25-001563**

ORDERED, ON THIS 11th day of
August, 2025, by the Circuit Court
for Prince George’s County MD:

That the Defendant, Wilmer Car-
ranza Gutierrez is hereby notified
that the Plaintiff, has filed a COM-
PLAINT FOR CUSTODY AND MOT-
ION FOR APPROVAL OF
FACTUAL FINDINGS TO PERMIT
MINOR’S APPLICATION FOR SPEC-
IAL IMMIGRANT JUVENILE
STATUS naming him/her as the de-
fendant and seeking the Divorce on
the grounds of and the further relief
of stating that the Defendant’s
last known address is: Olancho,
Honduras, and therefore it is;

ORDERED, that this Order shall
be posted at the Court House door
in accordance with Maryland Rule
2-122(a)(1), said posting to be com-
pleted by the 10th day of September,
2025; and it is further;

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

ORDERED, said posting to be
completed by the 10th day of Sep-
tember, 2025; and it is further;

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

ORDERED, THAT THE DEFEN-
DANT, WILMER CARRANZA
GUTIERREZ, IS HEREBY
WARNED THAT FAILURE TO
FILE AN ANSWER OR OTHER DE-
FENSE ON OR BEFORE THE 10th
day of October, 2025, MAY RESULT
IN THE CASE PROCEEDING
AGAINST HIM/HER BY DE-
FAULT.

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

True Copy—Test:
Mahasin El Amin, Clerk
150419 (8-14,8-21,8-28)

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

ORDERED, THAT THE DEFEN-
DANT, WILMER CARRANZA
GUTIERREZ, IS HEREBY
WARNED THAT FAILURE TO
FILE AN ANSWER OR OTHER DE-
FENSE ON OR BEFORE THE 10th
day of October, 2025, MAY RESULT
IN THE CASE PROCEEDING
AGAINST HIM/HER BY DE-
FAULT.

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

True Copy—Test:
Mahasin El Amin, Clerk
150419 (8-14,8-21,8-28)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DOLLIE J MORINA-SMITH

Notice is given that Angela L Mo-
rina, whose address is 2333 Ashford
Lane, Waldorf, MD 20603, was on
July 14, 2025 appointed Personal
Representative of the estate of Dollie
J Morina-Smith who died on May 11,
2024 with a will.

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

Any person having a claim against
the decedent must present the claim
to the undersigned personal repre-
sentative or file it with the Register
of Wills with a copy to the under-
signed 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 ob-
tained from the Register of Wills.

ANGELA L MORINA
Personal Representative

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

Estate No. 133575
150347 (8-7,8-14,8-21)

File No. 24-PG-AF-1001

ORDER OF PUBLICATION

Audrey L. Farley
C/o William M. O’Connell, Esquire
Law Office of William M.
O’Connell, LLC
124 South Street, Suite 4
Annapolis, MD 21401
Tel. (410) 230-1800,

Plaintiff

vs.

The Testate and Intestate Successors
of Mary A. Mack, Deceased, and All
Persons Claiming By, Through, or
Under the Decedent, and
Prince George’s County, Maryland,

And

All other persons having or claim-
ing to have an interest in the prop-
erty situate and lying in Prince
George’s County and known as:

**18604 Brook Trl
Aguasco, MD 20608**

Legal Description: Lots 23, 24 5,482
Sq.Ft. Cedar Haven Blk 3
Property Account ID: 08-0837476
Deed Ref.: 3644/615
Assessed to: Mack, Pearle W. Jr. and
Mary A.,

Defendants

**In the Circuit Court for
Prince George’s County, Maryland
Case Number:
C-16-CV-25-004458**

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

**18604 Brook Trl, Aquasco, MD
20608**

Legal Description: Lots 23, 24 5,482
Sq.Ft. Cedar Haven Blk 3
Property Account ID: 08-0837476
Deed Ref.: 3644/615
Assessed to: Mack, Pearle W. Jr. and
Mary A.,

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

It is thereupon this 11th day of Au-
gust, 2025, 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 gen-
eral circulation in Prince George’s
County once a week for three succe-
ssive weeks, before the 5th day of
September, 2025, warning all per-
sons interested in the said prop-
erties to be and appear in this Court
by the 14th day of October, 2025 and
redeem the Property, and answer the
Complaint, or thereafter a final
judgment will be rendered foreclos-
ing all rights of redemption in this
Property and vesting in the Plaintiff
a title, free and clear of all encum-
brances.

The Prince George’s Post

**Proudly Serving Prince George’s
County**

Since 1932

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOSEPH ALLISON WASHINGTON
AKA: JOSEPH A WASHINGTON

Notice is given that Michelle Spencer, whose address is 8427 Avery Rd, Rosedale, MD 21237-1751, was on July 23, 2025 appointed Personal Representative of the estate of Joseph Allison Washington who died on June 7, 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 23rd day of January, 2026.

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

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

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

MICHELLE 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. 138060

150344 (8-7,8-14,8-21)

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOYCE ANN CULLEY
AKA: JOYCE A CULLEY

Notice is given that Lisa Ann Wilburn, whose address is 3003 Annabelle Pl, Bowie, MD 20716, and Wayne Lee Culley Jr, whose address is 12406 Seabury Ln, Bowie, MD 20716, were on July 25, 2025 appointed Co-Personal Representatives of the estate of Joyce Ann Culley who died on June 3, 2025 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 25th day of January, 2026.

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

- (1) Six months from the date of the decedent’s death; or
- (2) Two months after the co-personal representatives mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

LISA ANN WILBURN
WAYNE LEE CULLEY 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. 137908

150348 (8-7,8-14,8-21)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOHN ROBERT CONSTABLE SR

Notice is given that Jeffrey Constable, whose address is 12411 Poplar View Dr, Bowie, MD 20720-3304, was on July 29, 2025 appointed Personal Representative of the estate of John Robert Constable Sr who died on May 26, 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 29th day of January, 2026.

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

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

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

JEFFREY CONSTABLE
Personal Representative

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

Estate No. 137911

150394 (8-14,8-21,8-28)

LEGALS

Harrison C. Long, Esquire
AIS No. 1212120191
Johannesmeyer & Sawyer, PLLC
252 Latitude Lane, Suite 102
Lake Wylie, SC 29710
803-396-3800

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JULIUS HAWKINS, JR.

Notice is given that Taylor Hawkins, whose address is 19 Clemson Court, Rockville, Maryland 20850, was on July 23, 2025 appointed Personal Representative of the estate of Julius Hawkins, Jr, who died on November 26, 2024 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 23rd day of January, 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.

TAYLOR HAWKINS
Personal Representative

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

Estate No. 137947

150349 (8-7,8-14,8-21)

Jeanne Richter
3 Cleveland Ct
Rockville, MD 20850

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HARDY MERRILL COOK, III

Notice is given that Rebecca Cook, whose address is 18 Clyde Street, Belmont, MA 02478, was on July 25, 2025 appointed Personal Representative of the estate of Hardy Merrill Cook, III who died on June 24, 2025 with a will.

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

All 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 25th day of January, 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.

REBECCA COOK
Personal Representative

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

Estate No. 138085

150343 (8-7,8-14,8-21)

Erica T. Davis
1401 Rockville Pike Ste. 650
Rockville, MD 20852
301-738-7685

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
KENDRA LEE ANDERSON

Notice is given that Erma Anderson, whose address is 9814 Ridge Street, Lanham, MD 20706, was on July 28, 2025 appointed Personal Representative of the estate of Kendra Lee Anderson, who died on February 28, 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 28th day of January, 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.

ERMA ANDERSON
Personal Representative

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

Estate No. 138118

150350 (8-7,8-14,8-21)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
REGINALD FINLEY ALLEN

Notice is given that Kisha Allen, whose address is 9202 Sumner Grove Dr, Laurel, MD 20708, was on June 25, 2024 appointed personal representative of the small estate of REGINALD FINLEY ALLEN, who died on January 30, 2024 without a will.

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

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

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

- (1) Six months from the date of the decedent’s death; or
- (2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice.

Any claim not served or filed within that time, or any extension provided by law, is unenforceable thereafter.

KISHA ALLEN
Personal Representative

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

Estate No. 133898

150432 (8-21)

Erica T. Davis
1401 Rockville Pike Ste. 650
Rockville, MD 20852
301-738-7685

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DORIS VERONICA DENT

Notice is given that Jaime Dent, whose address is 11304 Gunpowder Drive, Fort Washington, MD 20744, was on August 12, 2025 appointed Personal Representative of the estate of Doris Veronica Dent, who died on May 20, 2025 without a will.

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

All 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 12th day of February, 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.

JAIME DENT
Personal Representative

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

Estate No. 138324

150445 (8-21,8-28,9-4)

LEGALS

Rosalyn E. Pugh, Esquire
1401 Mercantile Lane, Ste. 211
Largo, MD 20774
301-772-0006

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GENEVIEVE GILCHRIST JOHNSON

Notice is given that Michael L. Johnson, whose address is 3622 Jeff Road, Springdale, MD 20774, was on August 11, 2025 appointed Personal Representative of the estate of Genevieve Gilchrist Johnson who died on July 5, 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 11th day of February, 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.

MICHAEL L. 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. 138157

150433 (8-21,8-28,9-4)

Rachel Munoz, Esq.
7 Riggs Avenue
Severna Park, MD 21146

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CHARLES L. WASHINGTON

Notice is given that Rodney F. Washington, whose address is 9328 Lawson Lane, Laurel, MD 20723, was on August 7, 2025 appointed Personal Representative of the estate of Charles L. Washington who died on April 30, 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 7th day of February, 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.

RODNEY F. WASHINGTON
Personal Representative

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

Estate No. 137687

150436 (8-21,8-28,9-4)

Ronald L. Schwartz
4907 Niagara Road, Suite 103
College Park, MD 20740
301-474-2300

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MAGGIE DAKOTA CHISM

Notice is given that June Chism-Adams, whose address is 13702 Mary Bowie Parkway, Upper Marlboro, MD 20774, and Gilbert E. Chism, whose address is 6326 Patterson Street, Riverdale Park, MD 20737, were on February 24, 2025 appointed Co-Personal Representatives of the estate of Maggie Dakota Chism who died on July 7, 2024 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the co-personal representatives 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 24th day of August, 2025.

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.

JUNE CHISM-ADAMS
GILBERT E. CHISM
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. 135914

150447 (8-21,8-28,9-4)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GEORGE E CANADAY

Notice is given that Tiffany Johnson, whose address is 9404 Braddon Pl, Upper Marlboro, MD 20772, was on August 6, 2025 appointed Personal Representative of the estate of George E Canaday who died on March 25, 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 6th day of February, 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.

TIFFANY 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. 136893

150435 (8-21,8-28,9-4)

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LEGALS		LEGALS		LEGALS							
NOTICE HLG CUSTOM HOMES, LLC Dba Stone Castle Custom Homes Plaintiff/Judgment Creditor v. Shane Serrant, et al. Defendant/Judgment Debtor In the Circuit Court of Maryland for Prince George's County Case No. CAE-18-09341 Notice is hereby given this 7th day of August, 2025, by the Circuit Court for Prince George's County, Maryland, that the sale of the property known as 2902 Westbrook Lane, Bowie, Maryland 20721, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 5th day of September, 2025, provided a copy of this Notice be published in a newspaper of general circulation in Prince George's County, Maryland, once in each of three (3) successive weeks before the 5th day of September, 2025. The Report of Sale states the amount of Trustee Sale purchase price to be \$66,500.00. The property sold herein is known as 2902 Westbrook Lane, Bowie, Maryland 20721. MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 150403 (8-14-8-21,8-28)		NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF GLADYS WHITTINGTON Notice is given that Janis D Byrd, whose address is 360 Sky Bridge Dr Apt 1024, Upper Marlboro, MD 20774-3796, was on August 4, 2025 appointed Personal Representative of the estate of Gladys Whittington who died on January 28, 2019 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 4th day of February, 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. JANIS D BYRD Personal Representative CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 138213 150391 (8-14,8-21,8-28)		NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF UVAUGHN L COLEMAN Notice is given that Yvette Coleman, whose address is 12105 Lihou Ct, Fort Washington, MD 20744, was on August 5, 2025 appointed Personal Representative of the estate of Uvaughn L Coleman who died on December 10, 2024 with a will. Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney. All 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 5th day of February, 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. YVETTE COLEMAN Personal Representative CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 138221 150392 (8-14,8-21,8-28)		NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF SHARON W SMITH Notice is given that Mark J. Woolson, whose address is 18511 Center Crest Ct, Olney, MD 20832, was on July 30, 2025 appointed Personal Representative of the estate of Sharon W Smith who died on June 13, 2025 with a will. Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney. All 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 30th day of January, 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. MARK J. WOOLSON Personal Representative CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 138154 150393 (8-14,8-21,8-28)		NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF ORCHID RENEE CURTIS HUGHLEY Notice is given that Cameron Hughley, whose address is 6709 Kipling Pkwy, District Heights, MD 20747-2345, was on July 23, 2025 appointed Personal Representative of the estate of Orchid Renee Curtis Hughley who died on April 5, 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 23rd day of January, 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. CAMERON HUGHLEY Personal Representative CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 137903 150345 (8-7,8-14,8-21)		ORDER OF PUBLICATION SEAN JOHNSON VS. SEAUNDA EDGERTON In the Circuit Court for Prince George's County, Maryland Case Number: CAD22-23610 Other Reference Number(s): CAD22-24851 ORDERED, ON THIS 29th day of July, 2025, by the Circuit Court for Prince George's County MD: That the Defendant, Seaunda C. Edgerton is hereby notified that the Plaintiff, on January 19, 2025, filed a PETITION TO MODIFY CUSTODY naming him/her as the defendant and stating that the Defendant's last known addresses are: 865 Green Orchard Rd Apt #21, Glen Burnie MD 21061 and 500 Indiana Ave NW, Washington D.C. 20001, and therefore it is; ORDERED, that in accordance with Maryland Rule 2-122(a), this Order shall be published at least once a week in each of three successive weeks in one or more newspapers of general circulation published in Prince George's County and provide proof of publication to the Court, and it is further; ORDERED, said publication to be completed by the 28th day of August, 2025; and it is further; ORDERED, THAT THE DEFENDANT, SEAUNDA C. EDGERTON, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 27th day of September, 2025, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DEFAULT. MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 150333 (8-7,8-14,8-21)	
LEGALS		LEGALS		LEGALS							
ORDER OF PUBLICATION AND POSTING WILLITA LANIER-THOMPSON Plaintiff, v. AUTURO JOHNSON III, et al., Defendants. In the Circuit Court of Maryland for Prince George's County Case No: C-16-CV-25-000524 This is a claim for personal injuries arising from an automobile accident occurring on January 13, 2024, between Plaintiff, Willita Lanier-Thompson and Defendants, Auturo Johnson and Ashley McBride. On January 13, 2024, Plaintiff stopped at a red light on Silver Hill Road in Prince George's County when Defendant McBride was negligent and struck Defendant Johnson's vehicle. The impact propelled Defendant Johnson's vehicle into the Plaintiffs, causing bodily injury. The Plaintiff has attempted to serve Defendant Johnson on multiple occasions; however, all attempts were unsuccessful, prompting the Plaintiff to request service by alternative methods. On July 28th, 2025, the Plaintiff's Motion for Alternative Service was GRANTED; and it was further ordered that service will be effectuated by a Sheriff posting this order and summons at the Prince George's Circuit Court, made out to Defendant Auturo Johnson at his last known address of 192 Haven Drive, Norfolk, Virginia 23503 on this 7th Day of August, 2025. Is was further ORDERED that service will also be effectuated via publication of this order in the Prince George's Post, made out to Defendant Auturo Johnson III at his last known address of 192 Haven Drive, Norfolk, Virginia 23503 on this 7th Day of August, 2025. WHEREFORE, for the foregoing reasons, it is this 7th day of August, 2025, by the Circuit Court of Prince George's County, Maryland, that this Notice & Summons has been posted at the Prince George's Circuit Count by a Sheriff and published in the Prince George's Post. Defendants have thirty days from the last date of posting to respond or a default judgement may be entered. MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland True Copy—Test: Mahasin El Amin, Clerk 150404 (8-14,8-21,8-28)		LEGALS Kathleen D. Adcock McMillan Metro Faerber, PC 7811 Montrose Rd., Ste. 400 Potomac, MD 21085 240-778-2316 NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF ELEANOR ANN CONNORS Notice is given that Mary Halbe, whose address is 5 Plateau PL, Unit B, Greenbelt, MD 20770, was on May 8, 2025 appointed Personal Representative of the estate of Eleanor Ann Connors who died on October 12, 2024 with a will. Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney. All 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 8th day of November, 2025. Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates: (1) Six months from the date of the decedent's death; or (2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice. A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills. MARY HALBE Personal Representative CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 136699 150387 (8-14,8-21,8-28)		LEGALS Martin G. Oliverio 14300 Gallant Fox Lane, Suite 218 Bowie, MD 20715 301-383-1856 NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF PATRICIA ANN BARTOLILLO Notice is given that Diana Hugue, whose address is 5806 Bellanca Drive, Elkridge, MD 21075, was on August 1, 2025 appointed Personal Representative of the estate of Patricia Ann Bartolillo who died on July 12, 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 1st day of February, 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. DIANA HUGUE Personal Representative CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 138169 150389 (8-14,8-21,8-28)		Christopher M. Guest, Esq. Law Office of Christopher M. Guest, PLLC 1717 K Street, NW, Ste 900 Washington, DC 20006 202-349-3969 NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF ANN RACHEL DIXON AKA: RACHEL DIXON AKA: ANN DIXON Notice is given that Jay C. Dixon, whose address is 14401 Candy Hill Road, Upper Marlboro, MD 20772, was on August 4, 2025 appointed Personal Representative of the estate of Ann Rachel Dixon AKA Rachel Dixon AKA Ann Dixon who died on April 4, 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 4th day of February, 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. JAY C. DIXON Personal Representative CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 137360 150390 (8-14,8-21,8-28)		Gregory A. Szoka, Esquire STARK AND KEENAN, P.A. 30 Office Street Bel Air, MD 21014 410-879-2222 NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF LAWRENCE REED HARRIS, JR. Notice is given that Lawrence Reed Harris, III, whose address is 783 Ripley Court, Crownsville, MD 21032, was on July 29, 2025 appointed Personal Representative of the estate of Lawrence Reed Harris, Jr. who died on June 12, 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 29th day of January, 2026. Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates: (1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or (2) Two months after the 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. LAWRENCE REED HARRIS, III Personal Representative CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 138138 150388 (8-14,8-21,8-28)		Jonathan Ackerman Law Office of Jonathan Ackerman, LLC 6 Park Center Ct, Ste 102 Owings Mills, MD 21117 410-363-1187 NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF GEORGIANNA CATHERINE MORLEY Notice is given that Kevin Bruce Morley, whose address is 9326 Wild Grass Ct, Jessup, MD 20794, and Karen Elaine Jacobs, whose address is 4485 Cholla Trail, Castle Rock, CO 80104, were on August 11, 2025 appointed Co-Personal Representatives of the estate of Georgianna Catherine Morley who died on April 2, 2025 with a will. Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the co-personal representatives or the attorney. All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 11th day of February, 2026. Any person having a claim against the decedent must present the claim to the undersigned co-personal representatives or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates: (1) Six months from the date of the decedent's death; or (2) Two months after the co-personal representatives mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice. A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills. KEVIN BRUCE MORLEY KAREN ELAINE JACOBS 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. 137710 150439 (8-21,8-28,9-4)	

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LEGALS

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SUBSTITUTE TRUSTEES’ SALE OF IMPROVED
REAL PROPERTY

6112 OGLETHORPE MILL DRIVE
BRANDYWINE, MD 20613

By authority contained in a Deed of Trust dated November 14, 2018 and recorded in Liber 41689, Folio 210, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$500,000.00, and an interest rate of 4.250%, 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 9, 2025 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 \$46,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

Richard E. Solomon, et al., Sub. Trustees
Substitute Trustees

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

150451 (8-21,8-28,9-4)

LEGAL NOTICE
CITY OF BOWIE, MD

Charter Amendment Resolution CAR-1-25 Amending Sec. 20, “Fixing Penalties for Violations of Ordinances”, of the City Charter to Increase From \$1,000 to \$5,000 the Maximum Fine That Can be Assessed for a Violation of the City Code.

Introduced by the Council of the City of Bowie, Maryland on July 7, 2025, and passed by the Council of the City of Bowie, Maryland on August 4, 2025.

Alfred D. Lott
City Manager

150372 (8-14,8-21,8-28,9-4)

PRINCE GEORGE’S COUNTY GOVERNMENT
BOARD OF LICENSE COMMISSIONERS

R.R. NO. 35 – TRADE NAME:

The Board of License Commissioners (BOLC) shall approve the trade name of a licensed premises. No licensee shall use a trade name without Board approval. Requests to change a trade name must be submitted to the Board by completing the Trade Name Change Application, including the specific reason for the requested change. Upon approval of the Board and payment of the required administrative processing fee the trade name will be officially changed.

The exterior trade name of the establishment must display the exact name listed on the Alcoholic Beverage License and be clearly visible to the public.

150456 (8-21,8-28)

Berwyn Heights Adopts Charter Amendment
Lowering Voting Age, Allowing Non-Citizen Participation,
and Updating Election Procedures

The Town of Berwyn Heights has passed *Charter Amendment Resolution No. 01-2025*, which updates the town’s election rules and registration processes. The changes include:

- **Lowering the voting age** for town elections from 18 to 16 years old.
- **Extending voting rights to non-U.S. citizens** who reside in the town and meet registration requirements.
- **Revising voter registration procedures**, including maintaining town-specific supplemental voter lists, and outlining disqualifications for registration (such as certain felony convictions, mental incapacity rulings, or convictions for vote-buying/selling).
- **Updating election scheduling rules** so that the Town Council sets the general election date at its February meeting in even-numbered years, with the first Tuesday in May as the default date if no date is set.

The resolution was introduced on June 11, 2025, adopted on August 13, 2025, and will take effect on October 2, 2025, unless a referendum is requested within 40 days.

150457 (8-21,8-28,9-4,9-11)

LEGALS



NOTICE OF PUBLIC HEARINGS

The Washington Suburban Sanitary Commission (WSSC Water) will hold two public hearings for the Proposed Fiscal Years 2027-2032 Capital Improvements Program (CIP) Budget. The hearing dates and times are as follows:

Montgomery County
Wed., September 10, 2025, at 7:00 p.m.
Stella B. Werner Office Building
3rd Floor Hearing Room
100 Maryland Avenue
Rockville, MD 20850

Prince George’s County
Thurs., September 11, 2025, at 7:00 p.m.
Wayne Curry Administration Building
1st Floor Council Hearing Room
1301 McCormick Drive
Largo, MD 20774

Visit [wsscwater.com/fin](https://www.wsscwater.com/fin) for a copy of the preliminary draft of the proposed CIP and for more information.

150454 (8-21)

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
1995	Dodge	Ram	2B5WB35Y9SK503217
2013	Kia	Optima	KNAGM4A71D5384107
2012	Nissan	Altima	1N4AL2AP9CC178291
2008	Chevrolet	Tahoe	1GNFK13028J117484
2019	Nissan	Altima	1N4BL4BV6KC194007
2004	Chevrolet	Colorado	1GCDT136748134896
1997	Chevrolet	Camaro	2G1FP22K1V2145255
2018	Nissan	Altima	1N4AL3AP3J1C180993
2013	Kia	Optima	KNAGM4A77D5433326
2019	Kia	Sorento	5XYPGDA39KG540812
2015	Hyundai	Sonata	5NPE34AB5FH124734
2019	Nissan	Altima	1N4BL4BW5KC169057
2024	Volkswagen	Taos	3VVSX7B29RM035160
150459			(8-21)

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

911 SHADY GLEN DRIVE
CAPITOL HEIGHTS, MD 20743

By authority contained in a Deed of Trust dated March 21, 2009 and recorded in Liber 30510, Folio 28, modified by Loan Modification Agreement recorded on January 15, 2014, at Liber No. 35546, Folio 606, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$206,951.00, and an interest rate of 3.625%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex–If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

AUGUST 26, 2025 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 \$19,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

Richard E. Solomon, et al., Sub. Trustees
Substitute Trustees

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

150335 (8-7,8-14,8-21)

A SUMMARY OF HYATTSVILLE ORDINANCE 2025-02 –
PARKING VIOLATION FINE INCREASE

Notice is hereby given by the City Council of the City of Hyattsville, a municipal corporation of the State of Maryland, that the Council passed and adopted Ordinance 2025-02 Parking Violation Fine Increase on August 4, 2025. The title of the Ordinance, which constitutes a fair summary, is as follows:

An Ordinance whereby the City Council amends the City Code to increase the fine for parking unlawfully in a handicapped parking space to \$500.

The Ordinance is effective on August 24, 2025. The Ordinance is posted and available for inspection at the City Municipal Building, 4310 Gallatin Street, Hyattsville, Maryland 20781. Additionally, to obtain Hyattsville Ordinance 2025-01in its entirety, contact Nate Groenendyk, City Clerk, at (301) 985-5001 or go to www.hyattsville.org.

The City Council of Hyattsville

150405 (8-14,8-21)

NOTICE

Notice is hereby given to the public that pursuant to Article XI-E of the Maryland Constitution, Section 4-304 of the Local Government Article of the Annotated Code of Maryland, the Board of Commissioners of The Town of Upper Marlboro, Maryland, in a public meeting assembled on July 22, 2025, duly adopted Charter Amendment Resolution No. 02-2025. The following section of the Town Charter was amended:

RESOLUTION OF THE BOARD OF COMMISSIONERS AMENDING VARIOUS SECTIONS, OF THE CHARTER OF THE TOWN OF UPPER MARLBORO TO ALTER THE FORM OF GOVERNMENT FOR THE TOWN OF UPPER MARLBORO FROM A BOARD OF COMMISSIONERS FORM OF GOVERNMENT TO A COUNCIL-MANAGER FORM OF GOVERNMENT, CHANGE COUNCIL TERMS TO FOUR (4) YEARS, TO ADD A RECALL PROVISION, AND TO MAKE OTHER NON SUBSTANTIVE AMENDMENTS.

The amendments shall become effective and be considered a part of the Charter of the Town of Upper Marlboro on September 10, 2025, unless on or before August 31, 2025, there shall be presented to the Board of Commissioners of the Town of Upper Marlboro, or mailed to it by registered mail, a petition requesting that the proposed amendment be submitted to referendum to the voters of Town of Upper Marlboro.

Further information may be obtained from the Town Administrator’s Office at Town Hall, 14211 School Lane between the hours of 9 a.m. and 5 p.m., Monday through Friday.

Clayton A. Anderson
Town Administrator

150320 (7-31,8-7,8-14,8-21)

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

10133 ELLARD DRIVE
LANHAM, MD 20706

By authority contained in a Deed of Trust dated January 3, 2007 and recorded in Liber 26808, Folio 728, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$495,000.00, and an interest rate of 3.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex–If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

AUGUST 26, 2025 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 \$39,000.00 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., Sub. Trustees
Substitute Trustees

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

150334 (8-7,8-14,8-21)

LEGALS

NOTICE OF PUBLIC HEARING

The TOWN OF CAPITOL HEIGHTS, MARYLAND

(Tax Exempt Lands, Located Generally East and North of the Present Municipal Boundaries of the Town of Capitol Heights)

NOTICE is hereby given by the Mayor and Council of the Town of Capitol Heights, Maryland that on July 21st, 2025 Annexation Resolution No. 01-2024-B (the “Resolution”), known as the 2024 Extension (Revised Phase 1) was introduced and read at a regular/special meeting of the Council of the Town of Capitol Heights (the “Town Council”) proposing and recommending that the boundaries of the Town of Capitol Heights be changed so as to annex to and include within the boundaries of the Town all that certain area of land therein identified as:

CERTAIN TAX-EXEMPT LAND LOCATED GENERALLY EAST AND NORTH OF THE PRESENT CORPORATE LIMITS OF THE TOWN OF CAPITOL HEIGHTS INCLUDING CERTAIN SEGMENTS OF PUBLIC RIGHT OF WAYS INCLUDING THE CAPITOL HEIGHTS PARK WITH PARCELS ALONG OR NEAR SUFFOLK AVENUE (CO RTE. 370) AND ROLLINS AVENUE (CO RTE. 369); AND INCLUDING BUT NOT LIMITED TO LAND FORMALLY KNOWN AS THE LYNDON HILLS ELEMENARY SCHOOL AND PARCELS NEARBY FRONTING ON YOLANDA AVENUE; AND LANDS SERVING AS THE CAPITOL HEIGHTS METRO STATION STRADDLING DAVEY STREET AND SITUATED SOUTH OF EAST CAPITOL STREET CONTAINING A TOTAL OF 87 ACRES OF SUB-DIVIDED LOTS OR PARCELS OR PARTS THEREOF MORE OR LESS AND INCLUDING ANY PUBLIC OR PRIVATE WAYS FOUND THEREIN AS FURTHER DESCRIBED IN THE ANNEXATION PLAN AND ANNEXATION RESOLUTION 01-2024-B.

The Resolution was initiated by the Town Council pursuant to §4-403 of the LG Art., of Md. Ann. Code. NOTICE is further hereby given by the Mayor and Council that it will hold a **PUBLIC HEARING** on said Resolution and the said annexation therein proposed and recommended on:

Monday, September 22, 2025
at or about 7:00 o’clock P.M.

at 1 Capitol Heights Boulevard, Capitol Heights, MD 20743

aand that all interested persons are invited to attend said public hearing and present their views.

Conditions of proposed annexation are as follows:

1. The Town shall pay the costs in regard to said annexation, and all advertising, professional consultant and legal expenses related to the annexation. The owners of assessable and taxable property within the Annexation Property, if any, shall begin paying municipal property taxes immediately or within the upcoming fiscal year, as permitted by law. Currently all or a portion of real property located within the Annexation Area appears to be non-taxable and thereby is not now or in the immediate future may be subject to municipal tax on real property.

2. The Town will require that all necessary infrastructure and improvements, including, but not limited to, roads, stormwater management, sewer expansion and/or extensions and utility delivery systems, and all other facilities necessary to serve the proposed use shall be installed in accordance with sound engineering principles, and shall be subject to location, design, and construction approvals by the County and other applicable agencies.

3. Certain municipal services will be available to the Annexation Property upon annexation, subject to compliance with the Annexation Resolution and consistent with the Annexation Plan. Services not currently available will be extended to the Annexation Property in accordance with the aforesaid documents.

In accordance with the Local Government Article, §4-406, of the Annotated Code of Maryland (the “Maryland Code”), this Notice shall be published four (4) times, at consecutive weekly intervals, beginning on or about **August 6th, 2025**.

Notice is further hereby given by the Town Council that following such public hearing, the Town Council is empowered by law to enact said Resolution and, if so enacted, the Resolution provides that it shall take effect upon the forty-sixth (46th) day following passage, and that said resolution is further subject within such period to a Petition for Referendum by qualified voters of the municipality pursuant to the requirements of the Local Government Article, §4-409, et seq. of the Maryland Code.

The Resolution, including and together with the exhibits, plats and/or the map entitled a revised “Map of the 2024 Extension of the Town of Capitol Heights dated October 2024” prepared by Charles P. Johnson & Associates Inc. and certified by Steven William Jones, Professional Land Surveyor (No. 21072) bearing his professional seal, which is referenced and attached to said Resolution, and a metes and bounds description of the lands which are the subject of the annexation, and a proposed Annexation Plan are all incorporated by reference herein and are available for inspection at the Capitol Heights municipal building located at 1 Capitol Heights Boulevard, Capitol Heights, MD 20743 during regular office hours. Please consult all items or exhibits referenced and/or incorporated herein for an accurate and more detailed description of the Annexation Property.

By Authority of:

The Honorable Linda Monroe, Mayor, The Town of Capitol Heights, Maryland

150327 (8-7,8-14,8-21,8-28)

LEGALS

Jason C. Johnson
Johnson Law, LLC
147 Old Solomon's Island Road #147
Annapolis, Maryland 21401
410-570-1671

AMENDED
NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DOROTHY FRATTURELLI
AKA: DOROTHY FOSTER

Notice is given that Ronald Foster, whose address is 41 Sharimar Drive, Leominster, MA 01453, was on May 30, 2025 appointed Personal Representative of the estate of Dorothy Fratturelli AKA: Dorothy Foster, who died on January 21, 2025 without a will.

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

All 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 30th day of November, 2025.

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 FOSTER Personal Representative	
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. BOX 1729 UPPER MARLBORO, MD 20773-1729	Estate No. 137028
150440	(8-21,8-28,9-4)

LEGALS

NOTICE TO CREDITORS
OF A GRANTOR OF A
REVOCABLE TRUST

To all persons interested in The Reginald A. Berry Living Trust dated March 6, 2006:

This is to give notice that Reginald A. Berry died on or about June 28, 2025.

Before the decedent's death, the decedent created a Revocable Trust for which the undersigned, Sonceria A. Berry is Trustee and whose address is 1418 Peartree Lane, Bowie, Maryland 20721.

To have a claim satisfied from the property of this Trust, a person who has a claim against the decedent must present the claim on or before the date that is 6 months after the date of the first publication of this notice to the undersigned Trustee at the address stated above.

The claim must include the following information:

A verified written statement of the claim indicating its basis;

The name and address of the claimant;

If the claim is not yet due, the date on which it will become due;

If the claim is contingent, the nature of the contingency;

If the claim is secured, a description of the security; and

The specific amount claimed.

Any claim not presented to the Trustee on or before that date or any extension provided by law is unenforceable.

Sonceria A. Berry , Trustee	
150460	(8-21,8-28,9-4)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
NEIL HOFFMAN

Notice is given that Linda Hoffman, whose address is 3148 Gracefield Rd Apt T09, Silver Spring, MD 20904-5861, was on August 6, 2025 appointed personal representative of the small estate of Neil Hoffman who died on June 30, 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 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.

LINDA HOFFMAN Personal Representative	
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. BOX 1729 UPPER MARLBORO, MD 20773-1729	Estate No. 138245
150426	(8-21)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CARLY L ALTON

Notice is given that Arthelia Alton, whose address is 713 Sero Estates Dr, Fort Washington, MD 20744-6078, was on August 12, 2025 appointed Personal Representative of the estate of Carly L Alton who died on September 13, 2023 with a will.

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

All 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 12th day of February, 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.

ARTHELIA ALTON Personal Representative	
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. BOX 1729 UPPER MARLBORO, MD 20773-1729	Estate No. 134402
150437	(8-21,8-28,9-4)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ANTHONY KIRK WILBURN

Notice is given that Deborah A Wilburn, whose address is 15701 Perkins Ln, Bowie, MD 20716-1640, was on August 8, 2025 appointed personal representative of the small estate of Anthony Kirk Wilburn who died on March 4, 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 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.

DEBORAH A WILBURN Personal Representative	
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. BOX 1729 UPPER MARLBORO, MD 20773-1729	Estate No. 137398
150427	(8-21)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CECILE MARY MARTIN

Notice is given that Cynthia A Link, whose address is 12024 Lanham Severn Rd, Bowie, MD 20720-4552, was on July 11, 2025 appointed Personal Representative of the estate of Cecile Mary Martin who died on May 28, 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 11th day of January, 2026.

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

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

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

CYNTHIA A LINK Personal Representative	
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. BOX 1729 UPPER MARLBORO, MD 20773-1729	Estate No. 137916
150438	(8-21,8-28,9-4)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PATRICIA A HEMPHILL

Notice is given that Doreen Hemphill, whose address is 141 Westway Apt 2, Greenbelt, MD 20770-1929, was on August 11, 2025 appointed personal representative of the small estate of Patricia A Hemphill, who died on April 12, 2025 without a will.

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

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

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

- (1) Six months from the date of the decedent's death; or
- (2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice.

Any claim not served or filed within that time, or any extension provided by law, is unenforceable thereafter.

DOREEN HEMPHILL Personal Representative	
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. BOX 1729 UPPER MARLBORO, MD 20773-1729	Estate No. 138306
150430	(8-21)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PATRICIA GLOVER

Notice is given that Sequira Glover, whose address is 12609 Wil-low View Pl, Waldorf, MD 20602-1416, was on August 7, 2025 appointed Personal Representative of the estate of Patricia Glover, who died on February 6, 2025 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 7th day of February, 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.

SEQUIRA GLOVER Personal Representative	
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. BOX 1729 UPPER MARLBORO, MD 20773-1729	Estate No. 137068
150441	(8-21,8-28,9-4)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
FLORENCIO ALMODIEL

Notice is given that Katherine Crosse, whose address is 6059 Douglas Ave, New Market, MD 21774, was on August 11, 2025 appointed personal representative of the small estate of FLORENCIO ALMODIEL, who died on January 23, 2025 without a will.

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

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

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

- (1) Six months from the date of the decedent's death; or
- (2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice.

Any claim not served or filed within that time, or any extension provided by law, is unenforceable thereafter.

KATHERINE CROSSE Personal Representative	
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. BOX 1729 UPPER MARLBORO, MD 20773-1729	Estate No. 138307
150431	(8-21)

LEGALS

NOTICE TO CREDITORS OF
APPOINTMENT OF
FOREIGN PERSONAL
REPRESENTATIVE

NOTICE IS GIVEN that the Superior Court of the District of Columbia county, District of Columbia appointed Dane Hamlyn Taylor, whose address is 904 Maryland Ave SE, Washington, DC 20002, as the Personal Representative of the Estate of Hilda Hubah AKA: Hilda Shameen Hubah who died on January 1, 2021 domiciled in Washington, DC.

The Maryland resident agent for service of process is Elizabeth F. Goldberg, whose address is 6616 Radnor Road, Bethesda, Maryland 20817.

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.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter.

DANE HAMLYN TAYLOR Foreign Personal Representative	
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. BOX 1729 UPPER MARLBORO, MD 20773	Estate No. 138305
150449	(8-21,8-28,9-4)

The Prince George’s Post
Call (301) 627-0900 Fax (301) 627-6260

Serving Prince George's County Since 1932

LEGALS

The following vehicle(s) have been taken into custody by the Revenue Authority of Prince George’s County Abandon Vehicle Unit for violation of County Code Section 26-162: Abandoned vehicles prohibited.

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: 9/1/2025.

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

2019	HYUNDAI	SONATA	TX	13962010	5NPE24AF5KH728428
ANA TOWING 7820 MARLBORO PIKE FORESTVILLE, MD 20747 301-736-7703					
2013	SUBARU	LEGACY	MD	1GD8466	4S3BMB6C65D3005918
2012	CHEVROLET	CAMARO	MD	5AP3596	2G1FC1E31C9121939

ANDREWS AUTO TOWING RECOVERY AND HAULING
2907 SUITE A RICHIE ROAD
DISTRICT HEIGHTS, MD 20747
301-773-7535

2009	NISSAN	MAXIMA			1N4AA51E49C824769
2020	MITSUBISHI	OUTLANDER	MD	T1014084	JA4AD3A39LZ019868

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

2017	KIA	SORENTO	MD	1CW5685	5XYPHDA11HG277607
2010	HONDA	ODYSSEY			5FNRL3H91AB014334
2010	FORD	F350			1FDWW3GY8AE669914
2006	CHEVROLET	EXPRESS	MD	4BX4728	1GCGG25V661105591
2014	VOLVO	VNL			4V4NC9EH6EN172211
2017	CHEVROLET	CTUZE	MD	6DM7093	1G1BE5SM3H7156763
2012	MERCEDES BENZ	C-CLASS	IL	BH52286	WDDGF8BB2CF864646
2002	INTERNATIONAL	3000IC	MD 6	NYKSJ8141 B52216	1HVBRABP242B920892
2015	NISSAN	ALTIMA			1N4AL3AP4FN379692
2006	VOLKSWAGEN	JETTA			3VWSF71K26M757372
2016	CHEVROLET	CRUZE			1G1PC5S64G7220992
2002	ACURA	TL			19UUA56692A008569

ABANDONED TRAILER AND BOAT
WHITE BOAT AND WITE TRAILER WITH A BLUE TARP COVER ON
TOP OF A WOODEN SAWHORSE.
LOCATION:
700 Rittenhouse St, Hyattsville, MD 20783

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

1984	CHEVROLET	CK10			2GCD1C4H6E1101473
2016	TRAILER	LOAD RITE			1PHCRSL12G1000096
2005	FORD	E450	MD	9CN7090	1FDXE45P55HA09178
2003	ACURA	MDX	VA	THV6663	2HNYD18913H1547109

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

2006	MAZDA	6			1YVHP80C865M29464
2001	CHEVROLET	EXPRESS			1GCGG25R311107259

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

2015	CHEVROLET	TAHOE	MD	1EC2643	1GNSKBKC4FR252397
2022	CHEVROLET	TRAVERSE			1GNERJKW6NJ112782
1998	CHEVROLET	1500	VA	UC45916	1GCEK19R6WR111504
1988	TRAILER	TRAILER	MD	092552X	AC237260MD
2012	SUZUKI	G5K	MD	727M66	JS1GT78A7C2100515
2006	HONDA	CBR1000			JH2SC57076M201311

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

2013	NISSAN	SENTRA	PA	MPP8802	3N1AB7AP1DL697872
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METROPOLITAN TOWING INC
8005 OLD BRANCH AVE
CLINTON, MD 20735
(301) 568-4400

2006	HONDA	CIVIC		6FB2868	2HGFA16546H523561
2021	CHEVROLET	EQUINOX			3GNAXKEV9MS170816
2001	HONDA	ODYSSEY	MD	43514M3	2HKRL18651H1554314
2015	NISSAN	ALTIMA			1N4AL3AP2FC265976
2003	DODGE	RAM 2500	DC	JD7663	3D7KU28D73G748816
2007	GMC	ENVOY			1GKET163M472251024
2021	CHEVROLET	EQUINOX	VA	B95571	3GNAXKEV9MS170816
2016	KIA	FORTE	MD	9EC2554	KNAFK4A61G5440558
2014	INFINTI	G35	VA	TCR1480	JNKC5V1E74M608133
1993	HONDA	CIVIC	VA		2HGHEH2368PF1506905
2008	MERCEDES BENZ	ML 350			4JGBB86EX8A345395
2017	NISSAN	ROGUE	TX	13962859	KNMAT2MV9HP605103
2016	CHEVROLET	MALIBU	TX	13163075	1G11B55A8GF141061
2003	CHEVROLET	TAHOE	VA	TKD7434	1GNEC13Z33J180608
2010	MERCEDES BENZ	C300			WDDGF8BB1AF478488

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

2002	LEXUS	300	MD	41747CH	JTJHF10U020204899
2002	BMW	540	MD	2DM4060	WBADN634X2GN87528
2008	TOYOTA	AVALON			4T1BK36B8XU312212

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ELISABETH SALCHOW

Notice is given that Perry Becker, whose address is 14300 Gallant Fox Ln Ste 218, Bowie, MD 20715-4033, was on July 22, 2025 appointed Personal Representative of the estate of Elisabeth Salchow, who died on December 3, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 22nd day of January, 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.

PERRY BECKER
Personal Representative

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

Estate No. 131615

150442 (8-21,8-28,9-4)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARY LOUISE ROBERTS

Notice is given that Ronald Roberts, whose address is 2812 Viceroy Ave, District Heights, MD 20747, was on August 7, 2025 appointed Personal Representative of the estate of Mary Louise Roberts, who died on June 16, 2025 without a will.

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

All 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 7th day of February, 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.

RONALD ROBERTS
Personal Representative

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

Estate No. 138141

150444 (8-21,8-28,9-4)

LEGALS

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED
REAL PROPERTY

2271 PRINCE OF WALES COURT
BOWIE, MD 20716

By authority contained in a Deed of Trust dated February 13, 2020 and recorded in Liber 43286, Folio 234, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$192,000.00, and an interest rate of 4.125%, 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 9, 2025 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 \$17,000.00 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., Sub. Trustees
Substitute Trustees

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

150452 (8-21,8-28,9-4)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JAMES P SAGER

Notice is given that Eugene Latson III, whose address is 1412 Cambium Ct, Hanover, MD 21076-1680, was on July 14, 2025 appointed Personal Representative of the estate of James P Sager, who died on March 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 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 14th day of January, 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.

EUGENE LATSON III
Personal Representative

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

Estate No. 136737

150443 (8-21,8-28,9-4)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JO ANN MURRAY

Notice is given that Nicole Murray, whose address is 115 Moore Ave SW, Vienna, VA 22180-5968, was on August 6, 2025 appointed Personal Representative of the estate of Jo Ann Murray, who died on June 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 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 6th day of February, 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.

NICOLE MURRAY
Personal Representative

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

Estate No. 138247

150446 (8-21,8-28,9-4)

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LEGALS

ES UNA ORDEN JUDICIAL. SI
NO ENTIENDE LO QUE DICE
LA ORDEN,
ASEGÚRESE DE QUE ALGUIEN
SE LA EXPLIQUE.

En cuanto a la tutela de:
BABY R.

C-16-N-25-000323

AVISO MEDIANTE
PUBLICACIÓN A MADRE
BIOLÓGICA

Para:
MAYRA ALEJANDRO AREVALO

Relación: MADRE BIOLÓGICA

Por la presente se le notifica que se ha presentado un caso de tutela en el Tribunal de Circuito del condado de Prince George, Maryland, con el número de caso C-16-JV-25-000323. Todas las personas que se consideren padres de una niña nacida el 6 de septiembre de 2024 en el Hospital Medstar Southern Maryland, ubicado en Clinton, Maryland, de Mayra Alejandro Arezalo, madre biológica, de 28 años de edad en el momento del nacimiento, y John Doe, padre putativo, deberán presentar una respuesta por escrito. Puede obtener una copia de la orden de presentación de causa justificada en la Oficina del Secretario de Menores ubicada en 14735 Main Street, habitación D1033, Upper Marlboro, Maryland 20772, número de teléfono: 301-952-5087. Si no presenta una objeción por escrito dentro de los 30 días posteriores a la publicación, habrá aceptado la pérdida permanente de sus derechos parentales sobre este menor.

Stenise Rolle
Juez asociado del
Séptimo Circuito Judicial

150462 (8-21)

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:
JAYDEN KIYAN J.

Case No. C-16-JV-25-000244
CROSS-REFERENCE WITH:
CINA 20-0074

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-25-000244. All persons who believe themselves to be the parents of a male child born on the 5th day of June 2013, in Anne Arundel County, Maryland to Minota Whitely, natural mother, aged 19 years old at time of birth, and John Doe, putative father, date of birth unknown, 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.

Stenise Rolle
Associate Judge
Seventh Judicial Circuit

150461 (8-21)

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: 9/1/2025.

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

1995	CHEVROLET	MOTORHOME	MD	67Z78	1GBLP37N1S3315066
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JD TOWING
2817 RITCHIE RD
FORESTVILLE, MD 20747
301-967-0739

2014	HYUNDAI	SONATA	PA	MRF2367	KMHEC4A45EA104731
2010	MERCEDES BENZ	C-CLASS	VA	TDW4992	WDDGF8BB7AR110489
2005	DODGE	NEON	VA	TML4241	1B3ES56C65D243084

150464 (8-21)

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