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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 & Deutscher, LLC
Foreclosure Commissioner

BY: Richard E. Solomon
Richard E. Solomon AIS#9112190178
Cohn, Goldberg & Deutscher, 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 L. 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

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

6107 BUCKLER ROAD
CLINTON, MD 20735

By authority contained in a Deed of Trust dated October 27, 2012 and recorded in Liber 34559, Folio 121, among the Land Records of Prince George’s County, Maryland, with a maximum principal balance of \$307,500.00, and an interest rate of 4.990%, 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 16, 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 \$30,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo /HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

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

150465 (8-28,9-4,9-11)

LEGALS

COUNTY COUNCIL HEARINGS

COUNTY COUNCIL OF
PRINCE GEORGE’S COUNTY, MARYLAND

NOTICE OF PUBLIC HEARINGS

TUESDAY, SEPTEMBER 9, 2025
COUNCIL HEARING ROOM
WAYNE K. CURRY ADMINISTRATION BUILDING
1301 MCCORMICK DRIVE
LARGO, MARYLAND
<https://pgccouncil.us/LIVE>

10:00 A.M.

Notice is hereby given that on Tuesday, September 9, 2025, the County Council of Prince George’s County, Maryland, will hold the following public hearing:

COUNCIL BILLS:

CB-033-2025 (DR-3) AN ACT CONCERNING MUNICIPALITIES - COUNTY BUILDING PERMIT DOCUMENTATION for the purpose of providing that the Department of Permitting, Inspections and Enforcement is required at the time a County building permit application is made to provide a certain municipality with certain documents; providing for a certain additional requirement; providing for re-lettering; and generally regarding County building permits in Prince George’s County.

CB-040-2025 (DR-2) AN ORDINANCE CONCERNING LCD ZONE for the purpose of authorizing the issuance of grading permits in the LCD Zone under certain circumstances.

CB-053-2025 AN ACT CONCERNING BUILDING CODE OF PRINCE GEORGE’S COUNTY for the purpose of updating the provisions of the Building Code of Prince George’s County (the “County”) to conform to the 2020 editions of the National Electrical Code.

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

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

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

BY ORDER OF THE COUNTY COUNCIL
PRINCE GEORGE’S COUNTY, MARYLAND
Edward P. Burroughs III, Chair

ATTEST:
Donna J. Brown
Clerk of the Council

150507 (8-28,9-4)

The Prince George’s Post

Call 301-627-0900

or 301-627-6260

Have a Very Safe Weekend

LEGALS

ORDER OF PUBLICATION

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

vs.

ROBERT ALLEN GOODMAN,
FEDERAL HOME LOAN MORT-
GAGE CORPORATION,
JOHN S BURSON, TRUSTEE,
WILLIAM M SAVAGE, TRUSTEE,
JASON MURPHY, TRUSTEE,
KRISTINE D. BROWN, TRUSTEE,
GREGORY N. BRITTO, TRUSTEE,
PRINCE GEORGE’S COUNTY,
MARYLAND

AND

All persons having or claiming to
have an interest in the property si-
uate and lying in Prince George’s
County and known as 6419 DAR-
WIN RD

AND

Unknown Owner of the property
6419 DARWIN RD described as fol-
lows: Property Tax ID 10-1102102 on
the Tax Roll of Prince George’s
County, the unknown owner’s heirs,
 devisees, and personal representa-
tives and their or any of their heirs,
 devisees, 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-25-004653

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:

10,046.0000 Sq.Ft. & Imps. Sandy
Spring Estates Lot 7 Blk E, Assmt
\$363,867 Lib 14611 Fl 328, and as-
sessed to Goodman Robert A.
10 1102102, 006419 Darwin Rd, Lau-
rel, Md 20707

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 19th 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 some newspaper having a
general circulation in Prince
George’s County once a week for
three (3) successive weeks on or be-
fore the 12th day of September,
2025, warning all persons interest-
ed in the property to appear in this
Court by the 21st day of October,
2025 and redeem the property de-
scribed above and answer the Com-
plaint or thereafter a Final Judgment
will be entered foreclosing all rights
of redemption in the property, and
vesting in the Plaintiff a title, 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
150466 (8-28,9-4,9-11)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SODAMINI MALAVEETIL

Notice is given that Sheeja D
Malaveetil, whose address is 510 6th
St, Laurel, MD 20707, was on Au-
gust 19, 2025 appointed personal
representative of the small estate of
Soudamini Malaveetil who died on
April 8, 2025 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 shall file their
objections with the Register of Wills
within 30 days after the date of pub-
lication 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 repre-
sentative or file them with the Reg-
ister 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.

SHEEJA D MALAVEETIL
Personal Representative

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

Estate No. 138412
150473 (8-28)

ORDER OF PUBLICATION

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

vs.

THE ESTATE OF LARRY EXUM,
STATE EMPLOYEES CREDIT
UNION OF MARYLAND, INC.,
EDWARD S. COHN, TRUSTEE,
STEPHEN N. GOLDBERG,
TRUSTEE,
RICHARD E. SOLOMON,
TRUSTEE,
RICHARD J. ROGERS, TRUSTEE,
MICHAEL MCKEEFERY,
TRUSTEE,
CHRISTIANNA KERSEY,
TRUSTEE,
KETTERING COMMUNITY AS-
SOCIATES, INC,
PRINCE GEORGE’S COUNTY,
MARYLAND

AND

All persons having or claiming to
have an interest in the property si-
uate and lying in Prince George’s
County and known as 10809
JOYCETON CT

AND

Unknown Owner of the property
10809 JOYCETON CT described as
follows: Property Tax ID 13-1569813
on the Tax Roll of Prince George’s
County, the unknown owner’s heirs,
 devisees, and personal representa-
tives and their or any of their heirs,
 devisees, 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-25-004682

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:

9,687.0000 Sq.Ft. & Imps. Kettering
Lot 21 Blk 10 Plat No 7, Assmt
\$332,400 Lib 06020 Fl 893, and as-
sessed to Exum Larry & Minnie S.
13 1569813, 010809 Joyceton Ct,
Upper Marlboro Md 20774

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

It is thereupon this 19th day
of 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 some newspaper having a
general circulation in Prince
George’s County once a week for
three (3) successive weeks on or be-
fore the 12th day of September,
2025, warning all persons interest-
ed in the property to appear in this
Court by the 21st day of October,
2025 and redeem the property de-
scribed above and answer the Com-
plaint or thereafter a Final Judgment
will be entered foreclosing all rights
of redemption in the property, and
vesting in the Plaintiff a title, 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
150504 (8-28,9-4,9-11)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CHARLOTTE GAIL HINDS

Notice is given that Miranda Mag-
dangal, whose address is 9112
Bridgewater St, College Park, MD
20740-4008, was on August 15, 2025
appointed Personal Representative
of the estate of Charlotte Gail Hinds
who died on June 21, 2025 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 15th day of
February, 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.

MIRANDA MAGDANGAL
Personal Representative

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

Estate No. 138237
150486 (8-28,9-4,9-11)

ORDER OF PUBLICATION

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

vs.

RONNY GENE HERRIG,
GE CAPITAL MORTGAGE SERV-
ICES, INC.,
GREEN OAK TOWNES HOME-
OWNERS ASSOCIATION, INC.,
PRINCE GEORGE’S COUNTY,
MARYLAND

AND

All persons having or claiming to
have an interest in the property si-
uate and lying in Prince George’s
County and known as 7330 GREEN
OAK TER

AND

Unknown Owner of the property
7330 GREEN OAK TER described as
follows: Property Tax ID 21-2298974
on the Tax Roll of Prince George’s
County, the unknown owner’s heirs,
 devisees, and personal representa-
tives and their or any of their heirs,
 devisees, 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-25-004678

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:

1,500.0000 Sq.Ft. & Imps. Green Oak
Townes Lot 16, Assmt \$276,067 Lib
06100 Fl 190, and assessed to Herrig
Ronny G & Jay R Jett Jr.
21 2298974, 007330 Green Oak Ter,
Lanham Md 20706

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

It is thereupon this 19th day
of 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 some newspaper having a
general circulation in Prince
George’s County once a week for
three (3) successive weeks on or be-
fore the 12th day of September,
2025, warning all persons interest-
ed in the property to appear in this
Court by the 21st day of October,
2025 and redeem the property de-
scribed above and answer the Com-
plaint or thereafter a Final Judgment
will be entered foreclosing all rights
of redemption in the property, and
vesting in the Plaintiff a title, 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
150500 (8-28,9-4,9-11)

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

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JANICE H JEFFERSON

Notice is given that Shiron D
Jones, whose address is 1259 Nor-
mandy Rue, Springboro, OH 45458,
was on August 14, 2025 appointed
personal representative of the small
estate of Janice H Jefferson who
died on June 20, 2025 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 shall file their
objections with the Register of Wills
within 30 days after the date of pub-
lication 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 repre-
sentative or file them with the Reg-
ister 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.

SHIRON D JONES
Personal Representative

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

Estate No. 138153
150474 (8-28)

LEGALS

ORDER OF PUBLICATION

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

vs.

STACIE ROWELL,
ALLIANCE MORTGAGE COM-
PANY A/K/A EVERHOME
MORTGAGE COMPANY,
PRINCE GEORGE’S COUNTY,
MARYLAND

AND

All persons having or claiming to
have an interest in the property si-
uate and lying in Prince George’s
County and known as 1512
JENIFER ST

AND

Unknown Owner of the property
1512 JENIFER ST described as fol-
lows: Property Tax ID 17-1853274 on
the Tax Roll of Prince George’s
County, the unknown owner’s heirs,
 devisees, and personal representa-
tives and their or any of their heirs,
 devisees, 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-25-004681

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:

5,040.0000 Sq.Ft. & Imps. Michigan
Park Hill Lot 2 Blk H, Assmt
\$345,567 Lib 11990 Fl 715, and as-
sessed to Rowell Stacie.
17 1853274, 001512 Jenifer St, Hy-
attsville Md 20782

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

It is thereupon this 19th day
of 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 some newspaper having a
general circulation in Prince
George’s County once a week for
three (3) successive weeks on or be-
fore the 12th day of September,
2025, warning all persons interest-
ed in the property to appear in this
Court by the 21st day of October,
2025 and redeem the property de-
scribed above and answer the Com-
plaint or thereafter a Final Judgment
will be entered foreclosing all rights
of redemption in the property, and
vesting in the Plaintiff a title, 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
150503 (8-28,9-4,9-11)

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

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOHN WILLIS BOSWELL

Notice is given that Julia Mae
Boswell, whose address is 3303
Chauncey Pl Apt 101, Mount
Rainier, MD 20712-1006, was on Au-
gust 13, 2025 appointed personal
representative of the small estate of
John Willis Boswell, who died on
May 20, 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 shall file their
objections with the Register of Wills
within 30 days after the date of pub-
lication 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 repre-
sentative or file them with the Reg-
ister 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.

JULIA MAE BOSWELL
Personal Representative

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

Estate No. 138340
150475 (8-28)

LEGALS

ORDER OF PUBLICATION

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

vs.

ROGAYATU LARE ELIASU,
GREENBRIAR CONDOMINIUM-
PHASE III COUNCIL OF UNIT
OWNERS, INC.,
PRINCE GEORGE’S COUNTY,
MARYLAND

AND

All persons having or claiming to
have an interest in the property si-
uate and lying in Prince George’s
County and known as 7921 MLC-
DAN RD, #689

AND

Unknown Owner of the property
7921 MANDAN RD, #689 described
as follows: Property Tax ID 21-
2338895 on the Tax Roll of Prince
George’s County, the unknown
owner’s heirs, devisees, and per-
sonal representatives and their or
any of their heirs, devisees, execu-
tors, administrators, grantees, as-
signs, or successors in right, title and
interest in the property.

Defendants

IN THE CIRCUIT COURT OF
MARYLAND FOR
PRINCE GEORGE’S COUNTY
CASE NO.: C-16-CV-25-004684

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:

Phase III Unit 689 Apt 101
3,020.0000 Sq.Ft. & Imps. Greenbriar
Condo P
Assmt \$165,000 Lib 48774 Fl 159,
and assessed to Eliasu Rogayatu
Lare, 21 2338895, 007921 Mandan
Rd, Greenbelt, MD 20720

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 19th 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 some newspaper having a
general circulation in Prince
George’s County once a week for
three (3) successive weeks on or be-
fore the 12th day of September,
2025, warning all persons interest-
ed in the property to appear in this
Court by the 21st day of October,
2025 and redeem the property de-
scribed above and answer the Com-
plaint or thereafter a Final Judgment
will be entered foreclosing all rights
of redemption in the property, and
vesting in the Plaintiff a title, 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
150506 (8-28,9-4,9-11)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EDNA JOHNSON

Notice is given that Danielle
Thompson, whose address is 3801
Saint Barnabas Rd Apt 201, Suit-
land, MD 20746-3213, was on Au-
gust 18, 2025 appointed personal
representative of the small estate of
Edna Johnson, who died on July 30,
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 shall file their
objections with the Register of Wills
within 30 days after the date of pub-
lication 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 repre-
sentative or file them with the Reg-
ister 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.

DANIELLE THOMPSON
Personal Representative

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

Estate No. 138337
150476 (8-28)

ORDER OF PUBLICATION

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

vs.

RONALD D HART,
KCS LENDING, LLC,
JENNIFER HALL, TRUSTEE,
RUZBEH GONDA, TRUSTEE,
PRINCE GEORGE’S COUNTY,
MARYLAND

AND

All persons having or claiming to
have an interest in the property si-
uate and lying in Prince George’s
County and known as 1600 DE-
WITT AVE

AND

Unknown Owner of the property
1600 DEWITT AVE described as fol-
lows: Property Tax ID 06-0506279 on
the Tax Roll of Prince George’s
County, the unknown owner

LEGALS

ORDER OF PUBLICATION

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

vs.

THE ESTATE OF MELANIE TYREE,
PRINCE GEORGE'S COUNTY,
MARYLAND

AND

All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as 7124 EAST CEDAR ST

AND

Unknown Owner of the property 7124 EAST CEDAR ST described as follows: Property Tax ID 13-1444819 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF
MARYLAND FOR
PRINCE GEORGE'S COUNTY
CASE NO.: C-16-CV-25-004655

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

5,400.0000 Sq.Ft. & Imps. East Columbia Park Lot 42 Blk C, Assmt \$268,400 Lib 04453 Fl 786, and assessed to Tyree Harold A & Melanie D.
13 1444819, 007124 East Cedar St, Hyattsville Md 20785

The Complaint states, among other things, that the amounts necessary 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 Department of Assessments and Taxation on the date of the sale) from the date of sale has expired.
It is thereupon this 19th 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 some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 12th day of September, 2025, warning all persons interested in the property to appear in this Court by the 21st day of October, 2025 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
150468 (8-28,9-4,9-11)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
VENICE MOORE

Notice is given that Melvin Moore, whose address is 1211 Kings Valley Dr, Bowie, MD 20721-1933, was on August 14, 2025 appointed personal representative of the small estate of Venice Moore, who died on May 26, 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.

MELVIN MOORE
Personal Representative
CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 137887
150478 (8-28)

ORDER OF PUBLICATION

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

vs.

LILLIAN A SMITH,
PRINCE GEORGE'S COUNTY,
MARYLAND

AND

All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as 7904 EAST NALLEY RD

AND

Unknown Owner of the property 7904 EAST NALLEY RD described as follows: Property Tax ID 18-2121119 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF
MARYLAND FOR
PRINCE GEORGE'S COUNTY
CASE NO.: C-16-CV-25-004656

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

Plat Two, 8,697.0000 Sq.Ft. & Imps. Willow Hills- Resu Lot 38 Blk A-A, Assmt \$307,600 Lib 05806 Fl 345, and assessed to Smith Lawrence E & Lillian A.
18 2121119, 007904 East Nalley Rd, Hyattsville, Md 20785

The Complaint states, among other things, that the amounts necessary 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 Department of Assessments and Taxation on the date of the sale) from the date of sale has expired.
It is thereupon this 19th 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 some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 12th day of September, 2025, warning all persons interested in the property to appear in this Court by the 21st day of October, 2025 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
150469 (8-28,9-4,9-11)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
DIANE P DALTON
AKA: DIANE PAULETTE DALTON

Notice is given that Frank O Dalton, whose address is 10414 Foxlake Dr, Bowie, MD 20721-2605, was on July 16, 2025 appointed personal representative of the small estate of Diane P Dalton, who died on August 23, 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.

FRANK O DALTON
Personal Representative
CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 134863
150479 (8-28)

ORDER OF PUBLICATION

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

vs.

BROWNE L KOOKEN,
BRENDA A KOOKEN,
PRINCE GEORGE'S COUNTY,
MARYLAND

AND

All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as 9417 FAIRHAVEN AVE

AND

Unknown Owner of the property 9417 FAIRHAVEN AVE described as follows: Property Tax ID 15-1779420 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF
MARYLAND FOR
PRINCE GEORGE'S COUNTY
CASE NO.: C-16-CV-25-004658

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

16,000.0000 Sq.Ft. & Imps. Marlton Lot 3 Blk 3, Assmt \$321,833 Lib 04264 Fl 163, and assessed to Kooken Browne L & Brenda A.
15 1779420, 009417 Fairhaven Ave, Upper Marlboro Md 20772

The Complaint states, among other things, that the amounts necessary 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 Department of Assessments and Taxation on the date of the sale) from the date of sale has expired.
It is thereupon this 19th 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 some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 12th day of September, 2025, warning all persons interested in the property to appear in this Court by the 21st day of October, 2025 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
150470 (8-28,9-4,9-11)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
THOMAS E JEROW
AKA: THOMAS JEROW, THOMAS EDWARD JEROW

Notice is given that Maria Del Pilar Jerow, whose address is 15620 Plaid Dr, Laurel, MD 20707-5319, was on February 20, 2025 appointed personal representative of the small estate of Thomas E Jerow, who died on December 14, 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.

MARIA DEL PILAR JEROW
Personal Representative
CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 136031
150481 (8-28)

LEGALS

ORDER OF PUBLICATION

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

vs.

ALBERTA ELLIS,
KIMBERLY M ELLIS,
PRINCE GEORGE'S COUNTY,
MARYLAND

AND

All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as 7001 FLAG HARBOR DR

AND

Unknown Owner of the property 7001 FLAG HARBOR DR described as follows: Property Tax ID 06-2802783 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF
MARYLAND FOR
PRINCE GEORGE'S COUNTY
CASE NO.: C-16-CV-25-004660

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

1,875.0000 Sq.Ft. & Imps. South Addison Hight Lot 26 Blk C, Assmt \$249,500 Lib 20983 Fl 556, and assessed to Ellis Alberta & Kimberly M.
06 2802783, 007001 Flag Harbor Dr, District Height Md 20747

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

It is thereupon this 19th day of 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 some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 12th day of September, 2025, warning all persons interested in the property to appear in this Court by the 21st day of October, 2025 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
150471 (8-28,9-4,9-11)

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

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
DAMON TERRELL HAMMOND

Notice is given that Karen Brunson-Williams, whose address is 3711 Donnell Drive #404, Forestville, MD 20747, was on February 26, 2024 appointed personal representative of the small estate of Damon Terrell Hammond, who died on July 5, 2023 without a will.

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

KAREN BRUNSON-WILLIAMS
Personal Representative
CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 132489
150482 (8-28)

LEGALS

ORDER OF PUBLICATION

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

vs.

BERNEA BELL,
PRINCE GEORGE'S COUNTY,
MARYLAND

AND

All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as 9804 HUMMINGBIRD LN

AND

Unknown Owner of the property 9804 HUMMINGBIRD LN described as follows: Property Tax ID 11-1168400 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF
MARYLAND FOR
PRINCE GEORGE'S COUNTY
CASE NO.: C-16-CV-25-004679

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

11,420.0000 Sq.Ft. & Imps. Hollaway Estates Lot 59 Blk 28, Assmt \$370,767 Lib 44715 Fl 413, and assessed to Bell Bernea.
11 1168400, 009804 Hummingbird Ln, Upper Marlboro Md 20772

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

It is thereupon this 19th day of 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 some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 12th day of September, 2025, warning all persons interested in the property to appear in this Court by the 21st day of October, 2025 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
150501 (8-28,9-4,9-11)

NOTICE OF PUBLICATION

JESSY ALEXIS DE LEON MORALES
Plaintiff

vs.

JUAN CARLOS ALVARADO VASQUEZ, et. al.

Defendants

IN THE CIRCUIT COURT OF
MARYLAND FOR
PRINCE GEORGE'S COUNTY
Civil Case No.: C-16-CV-25-001950

Settlement Conference:
01/20/2026, 9:00 a.m.

The object of this proceeding is to comply with the Honorable Judge's Order dated July 21, 2025, granting Plaintiff's Motion for Alternative Service, and to provide notice to the Defendant, JUAN CARLOS ALVARADO VASQUEZ, whose whereabouts are currently unknown despite Plaintiff's reasonable and diligent efforts to effect service.

It is this 19th day of August, 2025, by the Circuit Court for Prince George's County, Maryland:

ORDERED, that the Plaintiff is hereby authorized to serve the Defendant, JUAN CARLOS ALVARADO VASQUEZ, by publication; and it is further

ORDERED, that this notice be given by the insertion of a copy of this order in The Prince George's County Post, having general circulation in Prince George's County, once a week for three successive weeks to commence on the 12th day of September, 2025,

ORDERED, that the published notice shall include:

- The full case caption: **Jessy Alexis De Leon Morales v. Juan Carlos Alvarado Vasquez**; Civil Case No.: C-16-CV-25-001950

- A brief statement that the Plaintiff has filed a civil complaint for damages arising from a motor vehicle collision;
- A directive requiring the Defendant to file a written response to the Complaint on or before the 21st day of October, 2025; and

- A statement that failure to file a response may result in the entry of a default judgement against the Defendant.

SO ORDERED.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
150472 (8-28,9-4,9-11)

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 claiming to have an interest in the property 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 property, 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 necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired.

It is thereupon this 11th 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 14th 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
150420 (8-14,8-21,8-28)

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

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
BLONNIE M JONES

Notice is given that William R Moody, whose address is 107 Horsley Dr, Hampton, VA 23666, was on August 15, 2025 appointed personal representative of the small estate of Blonnie M Jones, who died on June 18, 2025 without a will.

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

All 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.

WILLIAM R MOODY
Personal Representative
CERETA A. LEE

IT'S BACK TO SCHOOL TIME!



DRIVER'S PLEASE REMEMBER:

B E AWARE

U STAY ALERT

S O KIDS DON'T GET HURT

LEGALS

ORDER OF PUBLICATION

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

vs.

DAVID ANDREW DARBY,
JENNIFER LYNN NORTON,
PRINCE GEORGE’S COUNTY,
MARYLAND

AND

All persons having or claiming to have an interest in the property situate and lying in Prince George’s County and known as 6711 INGRAHAM ST

AND

Unknown Owner of the property 6711 INGRAHAM ST described as follows: Property Tax ID 02-0181545 on the Tax Roll of Prince George’s County, the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE’S COUNTY
CASE NO.: C-16-CV-25-004680

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

5,500.0000 Sq.Ft. & Imps. Beacon Heights Lot 2 Blk C, Assmt \$253,100 Lib 08511 F1 001, and assessed to Darby David A & Jennifer L Nort. 02 0181545, 006711 Ingraham St, Riverdale Md 20737

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

It is thereupon this 19th day of 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 some newspaper having a general circulation in Prince George’s County once a week for three (3) successive weeks on or before the 12th day of September, 2025, warning all persons interested in the property to appear in this Court by the 21st day of October, 2025 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk

150502 (8-28,9-4,9-11)

ORDER OF PUBLICATION

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

vs.

DONZELL M BROWN
WILLIAMS,
PRINCE GEORGE’S COUNTY,
MARYLAND

AND

All persons having or claiming to have an interest in the property situate and lying in Prince George’s County and known as 6516 LACONAST

AND

Unknown Owner of the property 6516 LACONA ST described as follows: Property Tax ID 06-0493437 on the Tax Roll of Prince George’s County, the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE’S COUNTY
CASE NO.: C-16-CV-25-004683

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

7,491.0000 Sq.Ft. & Imps. Berkshire Lot 23 Blk 17 Assmt \$276,700 Lib 41544 F1 457, and assessed to Brown Williams Donzell M. 06 0493437, 006516 Lacona St, District Heights MD 20747

The Complaint states, among other things, that the amounts necessary 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 Department of Assessments and Taxation on the date of the sale) from the date of sale has expired.

It is thereupon this 19th 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 some newspaper having a general circulation in Prince George’s County once a week for three (3) successive weeks on or before the 12th day of September, 2025, warning all persons interested in the property to appear in this Court by the 21st day of October, 2025 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk

150505 (8-28,9-4,9-11)

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
JOHNETTA GOULD GEORGE

Notice is given that Crystal Sylvester, whose address is 5610 Lundy Dr, Lanham, MD 20706-2945, was on August 18, 2025 appointed Personal Representative of the estate of Johnetta Gould George, who died on May 2, 2025 without a will.

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

All 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 18th 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.

CRYSTAL SYLVESTER
Personal Representative

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

Estate No. 137989

150495 (8-28,9-4,9-11)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
EMMA ARLENE BUNCH

Notice is given that Michelle Rose, whose address is 6817 Teal Ct, Spotylvania, VA 22553-7792, was on August 18, 2025 appointed Personal Representative of the estate of Emma Arlene Bunch, who died on April 18, 2025 without a will.

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

All 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 18th 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.

MICHELLE ROSE
Personal Representative

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

Estate No. 137576

150497 (8-28,9-4,9-11)

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)

LEGALS

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)

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
Co-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)

LEGALS

Christopher M. Guest, Esq.
Law Office of Christopher M. Guest, PLLC
1717 K Street, NW, Ste 900
Washington, DC 20006
202-349-3969

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
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)

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
NATHANIEL ARNOLD

Notice is given that Patrice Arnold, whose address is 16009 Pitch Pine Ct, Brandywine, MD 20613, was on August 18, 2025 appointed Personal Representative of the estate of Nathaniel Arnold, who died on May 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 18th 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.

PATRICE ARNOLD
Personal Representative

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

Estate No. 138028

150496 (8-28,9-4,9-11)

Michelle L. Sedgewick
1532 Independence Avenue, S.E.
Washington, DC 20003

NOTICE TO CREDITORS OF APPOINTMENT OF FOREIGN PERSONAL REPRESENTATIVE

NOTICE IS GIVEN that the Superior Court of District of Columbia County, District of Columbia appointed Michelle L. Sedgewick, whose address is 1532 Independence Avenue, S.E., Washington, DC 20003, as the Personal Representative of the Estate of James Henry Sedgewick who died on July 22, 1960 domiciled in Washington, District of Columbia.

The Maryland resident agent for service of process is Andrea L. Thomas, whose address is 5822 Dewey Street, Cheverly, MD 20785.

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.

MICHELLE L. SEDGEWICK
Foreign Personal Representative

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

Estate No. 128505

150498 (8-28,9-4,9-11)

NOTICE

HLG CUSTOM HOMES, LLC
Db a 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)

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)

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)

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

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)

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

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)

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 Wilow 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

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 Paterson 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)

KOS N. JOHNS, Attorney
#350, 11820 Parklawn Drive
Rockville, MD 20852
301-656-3333

NOTICE TO CREDITORS OF
APPOINTMENT OF
FOREIGN PERSONAL
REPRESENTATIVE

NOTICE IS GIVEN that The Probate Court of Prince George’s County, Maryland appointed Margie L. Barnes, whose address is 1408 Eastern Avenue, Rocky Mount, NC 27801, as the Personal Representative of the Estate of Mildred Leomia Hines who died on April 27, 2017 domiciled in North Carolina USA.

The Maryland resident agent for service of process is Kos N. Johns, whose address is 11820 Parklawn Drive, Suite 350, Rockville, MD 20852.

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.

MARGIE L. BARNES
Foreign Personal Representative

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

Estate No. 109527

150448 (8-21,8-28,9-4)

NOTICE BY PUBLICATION

**Sonia Marisol Vasquez Lorenzo
(Biological Mother)
(For Yeison Aaron Pineda Vasquez)**
4 Prism Pl, Apt. 204
Gaithersburg, Maryland 20877
Plaintiff

Vs.

**Edwin Rafael Pineda Melgar
(Biological Father)**
5815 Seminole Street
Berwyn Heights, Maryland 20740
Defendant

CIRCUIT COURT FOR
MONTGOMERY COUNTY
Family Division

Case No: C-15-FM-24-005692

A Amended Complaint for Sole Legal and Physical Custody & Motion for Approval of Factual Findings to Permit Minor Child’s Application for Special Immigrant Juvenile Status was filed with the Circuit Court for Montgomery County on December 11, 2024. The Complaint alleges, in substance, that the Defendant abandoned the Minor Child at birth and has never had any contact with the Minor Child. The Plaintiff requests sole legal and physical custody of the Minor Child, as well as approval of factual findings to permit the Minor Child to apply for special immigrant juvenile status.

It is this 5th day of June, 2025, ORDERED, that the Plaintiff cause a copy of this Notice to be published at least once a week for three consecutive weeks in a newspaper of general circulation published in Prince George’s County, Maryland; publication to be completed by September 30, 2025; Defendant must file a response on or before November 10, 2025; Defendant is warned that failure to file a response within the time allowed may result in a default judgement or the granting of the relief sought.

KAREN A BUSHELL
Clerk of the Circuit Court for
Montgomery County, Maryland

True Copy—Test:
Mahasin El Amin, Clerk
150499 (8-28,9-4,9-11)

LEGALS

Giannina Lynn, Attorney-at-Law
1008 Pennsylvania Ave SE
Washington, DC 20003
202-544-2200

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.

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)

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LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RICHARD H DOUGLAS SR

Notice is given that Eric E Douglas, whose address is 12812 Prestwick Dr, Fort Washington, MD 20744, was on August 15, 2025 appointed Personal Representative of the estate of Richard H Douglas Sr who died on September 11, 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 15th 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.

ERIC E DOUGLAS
Personal Representative

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

Estate No. 138326
150487 (8-28,9-4,9-11)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
YVONNE THERESA KING

Notice is given that Talya Dashaun Johnson-Floyd, whose address is 3315 Chester Grove Rd, Upper Marlboro, MD 20774-2414, was on August 19, 2025 appointed Personal Representative of the estate of Yvonne Theresa King who died on May 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 19th 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.

TALYA DASHAUN JOHNSON-FLOYD
Personal Representative

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

Estate No. 138396
150488 (8-28,9-4,9-11)

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

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ROSIE MAE WATSON

Notice is given that Tiffany Watson, whose address is 406 Bertha Ln, Portsmouth, VA 23701-2216, was on August 14, 2025 appointed personal representative of the small estate of Rosie Mae Watson, who died on January 24, 2025 without a will.

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

All 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.

TIFFANY WATSON
Personal Representative

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

Estate No. 138344
150484 (8-28)

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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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)

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LINTHICUM HEIGHTS, MD 21090
www.cgd-law.com/sales

AUCTION OF VALUABLE PROPRIETARY
DOCUMENTS IN PRINCE GEORGE'S COUNTY,
MARYLAND

ENTITTLING POSSESSION OF A COOPERATIVE UNIT
KNOWN AS
13 HILLSIDE ROAD, UNIT F
GREENBELT, MD 20770

Auction sale of Proprietary Documents in Greenbelt Homes, Inc. housing cooperative (the “Cooperative”) allotted to Unit F by the virtue of the power vested and contained in the Security Agreement by and between NCB, FSB and Jose S. Menjivar-Leon. The undersigned will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

SEPTEMBER 16, 2025 AT 11:30 AM

The Proprietary Documents will be sold subject to the Articles of Incorporation, by-laws, Mutual Ownership Contract and house rules and regulations of the Cooperative and subject to monthly cooperative fees in the amounts to be announced at the time of sale. The Proprietary Documents entitle the owner to the use and occupancy of the cooperative unit. The purchaser may be required to occupy the cooperative unit.

Purchase shall be subject to the approval by the Cooperative of the purchaser as an active member. It is the obligation of the Purchaser to obtain said approval from the Cooperative. Purchaser shall be subject to use and occupancy restrictions and other provisions of the Cooperative’s governing documents thereafter which may require the unit to be owner occupied. The proprietary document will be sold subject to underlying liens on the real property in the exact amount of which will be announced at the time and place of sale.

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$8,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 30 days of sale, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. 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 30 days, or otherwise fails to comply with the terms of sale, the Trustee may declare the entire deposit forfeited and resell the property at the risk and expense of defaulting purchaser, who agrees to pay reasonable attorneys’ fees and costs if a motion to resell the property has been filed, purchaser waives personal service of any paper filed in connection with such motion, and agrees to accept service of any such paper by regular mail to the address provided at time of sale. If the Trustee cannot convey insurable title, or the loan servicer determines that the sale should not have occurred, the sale shall be null and void, and purchaser’s sole remedy shall be the return of deposit without interest.

Richard E. Solomon, et al.,
Substitute Trustees

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

150547 (8-28,9-4,9-11)

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: 9/8/2025.

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

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

2013 NISSAN ALTIMA VA TPG2655 1N4BL3AP6DC162254

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

2006 PONTIAC VIBE VA UTG8155 5Y2SL65836Z428943
2007 SATURN AURA VA TUM9529 1G8ZS57N87F153095
1998 TOYOTA CAMRY MD 9EJ2297 4T1BF28K9WU070862
1996 CHEVROLET TAHOE MD 5FP7291 1GNEK13R9TJ327440

150548 (8-28)

LEGALS

TOWN OF BRENTWOOD
ORDINANCE HEARING

ORDINANCE 2025-11

AN ORDINANCE AMENDING CHAPTER §305 - VEHICLE SAFETY OF THE TOWN OF BRENTWOOD CODE AND ESTABLISHING WEIGHT LIMITS AND PROHIBITING THE USE OF SUCH ROADS BY OVER-WEIGHT VEHICLES (, AND PROVIDING PENALTIES FOR VIOLATIONS.

ORDINANCE 2025-14

AN ORDINANCE OF THE TOWN OF BRENTWOOD TO RESTRICT PARKING ON NORTHBOUND SIDE OF JACKSON STREET BETWEEN TAYLOR STREET AND TILDEN STREET.

ORDINANCE 2025-13

AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF BRENTWOOD TO AMEND CHAPTER 19 ETHICS CODE WITHIN THE CHARTER AND CODE FOR THE TOWN OF BRENTWOOD TO INCLUDE LEGISLATIVE UPDATES FOR YEARS 2017 AND 2021.

Hearing Held Via Zoom @ 6:00pm on
Tuesday, September 2, 2025

Visit Town website at www.brentwoodmd.com for meeting information and link. Call Brentwood Municipal Center at (301) 927-3344

150551 (8-28)

LEGALS

CITY OF GLENARDEN
PUBLIC NOTICE

The City of Glenarden will be installing stop sign monitoring systems in accordance with §21–707.1 of the Maryland Transportation Article and Ordinance O-11-2025. These monitors will be located at Smithview Place & Sir Michael Place, Gleanon Park & Sir Michael Place, Glenarden Parkway & Echols Ave NB, Glenarden Parkway & Johnson Ave NB, Glenarden Parkway & Fiske SB and Johnson Ave & Glenardan Pkwy WB. Ticketing for violations will begin on September 8, 2025. Violations for a stop sign infraction will be \$40. For questions regarding this program, you can reach the town offices at 301-773-2100 or visit <https://cityof-glenarden.org/>.

150521 (8-28)

LEGALS

Aviso de comentarios públicos
Vivienda y Desarrollo Comunitario
Borrador del informe consolidado anual de desempeño
y evaluación – Año Fiscal 2025

Según las pautas establecidas por el Departamento de Vivienda y Desarrollo Urbano de EE. UU. (HUD, en inglés), por la presente se notifica que el Departamento de Vivienda y Desarrollo Comunitario (DHCD, en inglés) del Condado de Prince George ha abierto un período de 15 días para comentarios públicos y pone a disposición del público el borrador del informe consolidado anual de desempeño y evaluación (CAPER, en inglés) del Año Fiscal 2025 para su revisión y comentarios. El CAPER constituye una herramienta fundamental para documentar los logros del Condado en ofrecer viviendas dignas, entornos habitables adecuados y mayores oportunidades económicas, principalmente para personas de ingresos bajos y moderados.

El propósito del aviso de comentarios públicos es obtener la opinión y los comentarios de la comunidad sobre los esfuerzos del Condado para cumplir con sus metas y objetivos que se describen en el Plan Consolidado de Vivienda y Desarrollo Comunitario 2021-2025, así como sobre el desempeño de los siguientes programas federales en relación con los objetivos del Plan de Acción Anual del Año Fiscal 2025: el Programa de Subvenciones para el Desarrollo Comunitario (CDBG, en inglés), el Programa de Subvenciones para Soluciones de Emergencia (ESG, en inglés) y el Programa de Asociaciones de Inversión HOME (HOME).

Una copia del borrador del CAPER estará disponible del 28 de agosto de 2025 al 18 de septiembre de 2025 en el sitio web del Condado www.princegeorgescountymd.gov/sites/dhcd/resources/plansandreports/. También se pueden solicitar copias por correo.

Los comentarios por escrito pueden enviarse al Departamento de Vivienda y Desarrollo Comunitario del Condado de Prince George, a la dirección 9200 Basil Court, Suite 306, Largo, Maryland, 20774, o por correo electrónico a la Sra. Shirley E. Grant, Directora de Planificación y Desarrollo Comunitario, a segrant@co.pg.md.us.

Para obtener más información, comuníquese con el DHCD al 301-883-6511.

El Condado de Prince George reconoce que su cumplimiento en todos los aspectos con todas las leyes federales antidiscriminatorias aplicables es fundamental para las decisiones de pago del Gobierno de EE. UU., de conformidad con la Sección 3729(b)(4) del Título 31 del Código de los Estados Unidos. Además, el Condado de Prince George no operará programas que violen ninguna ley federal antidiscriminatoria aplicable, incluido el Título VI de la Ley de Derechos Civiles de 1964.

Autorizado por:
Jonathan R. Butler, Director
Departamento de Vivienda y Desarrollo Comunitario
9200 Basil Court, Suite 306
Largo, Maryland 20774
Fecha: 28 de agosto de 2025

150510 (8-28)

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: 9/5/2025.

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

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

1971 PONTIAC GRAND PRIX MD 1905L1 BW866082

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

2003 INTERNATIONAL4000 VA UB23910 1HTMKAAN03H591967
2014 FORD FUSION MD 8FH2653 3FA6POH79ER130573

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

2008 HONDA ODYSSEY VA TJH7115 2HKRL18613H007222
2020 TRAILER WITH BOAT ON TOP AC246638MD

ABANDONED TRAILER
BLACK TRAILER WITH WOODEN BASE AND DEBRIS INSIDE.
LOCATION:
6449 CARYHURST DR, FORT WASHINGTON, MD 20744



ABANDONED TRAILER AND BOAT
WHITE AND BLUE BOAT WITH BLUE WORDS “CALDONIA II”
AND ID# FL6131RA. TRILER WITH VIN# AC246638MD.
LOCATION:
8500 MIKE SHAPIRO DR, CLINTON, MD 20735



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

2009 NISSAN ALTIMA MD 9DP0204 1N4AL21EX9N526353
2015 CHRYSLER 200 VA 99629Y 1C3CCCCAB0FN744123
2015 MAZDA 3 VA TCM3194 3MZBM1L77FM235770

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

2012 FORD TRANSIT NM0LS7DNXCT104193
2007 TOYOTA CAMRY 4T1BE46K67U599348
2004 FORD EXPEDITION DC G55676 1FMPU18L04LA38092
2006 FORD E-350 MD 3FB9620 1FTSE34L96DA64104
2004 BMW 325i VA UBY7695 WBAEV33454KR30992
2007 BMW 335i WBAVB73587VH22006
2011 HONDA CIVIC 19XFA1F87BE002977
2022 FORD TRANSIT 1FTBW3X83NKA21067
2013 KIA OPTIMA 5XXGN4A71DG184954
2019 HINO XJC720/XFC702 IL 161776H JHHRDM2H8KK006753
2012 NISSAN ALTIMA 1N4AA5AP0CC862945
2012 GMC ACADIA 1GKKVRED5CJ389828
2014 INFINITI Q50 VA THJ7942 JN1BV7AR7EM693636
2016 DODGE CARAVAN 2C4RDCGBG1GR154909
2006 INTERNATIONALCF600 MD 9FH1372 3HAJFAVK36L140179
2024 HONDA CIVIC MD 4GG7234 19XFL2H8XRE026732
1998 BMW 3 SERIES WBABG1329WET07456
2009 HYUNDAI SONATA 5NPET46C29H561662
2025 HYUNDAI ELANTRA MD T2100887 KMHLLADG9SU853880
2013 JEEP COMPASS 1C4NJD EB0DD207488
2008 CHEVROLET IMPALA 2G1WC583481214267

150549 (8-28)

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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 MÓNICA 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 Duvall 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)

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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)

Notice of Public Comment
Housing and Community Development
Draft Consolidated Annual Performance
and Evaluation Report – FY 2025

Under the guidelines established by the U.S. Department of Housing and Urban Development (HUD), notice is hereby given that the Prince George’s County Department of Housing and Community Development (DHCD) has opened a 15-day public comment period and is making the Draft FY 2025 Consolidated Annual Performance and Evaluation Report (CAPER) available to the public for review and comment. The CAPER is used as an important tool that documents the County’s achievements toward providing decent housing, suitable living environments, and expanding economic opportunities principally for low and moderate-income persons.

The purpose of the notice of public comment is to gain public input and comment on the County’s effort in meeting its goals and objectives described in the 2021-2025 Consolidated Plan for Housing and Community Development and the following Federal Programs’ performance in addressing the goals and objectives of the FY 2025 Annual Action Plan, Community Development Block Grant (CDBG), Emergency Solutions Grants (ESG), and HOME Investment Partnerships (HOME) programs.

A copy of the draft CAPER will be available on August 28, 2025 through September 18, 2025 on the County’s website at www.princegeorgescountymd.gov/sites/dhcd/resources/plansandreports/. Copies are also available by mail upon request.

Written comments may be sent to the Prince George’s County Department of Housing and Community Development at 9200 Basil Court, Suite 306, Largo, Maryland, 20774 or via email to Ms. Shirley E. Grant, Chief Community Planning and Development Manager, segrant@co.pg.md.us.

For more information, please contact DHCD at 301-883-6511.

Prince Georges County agrees that its compliance in all respects with all applicable Federal anti-discrimination laws is material to the U.S. Governments payment decisions for purposes of Section 3729(b)(4) of Title 31, United States Code. In addition, Prince Georges County will not operate any programs that violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964.

By Authority of:
Jonathan R. Butler, Director
Department of Housing and Community Development
9200 Basil Court, Suite 306
Largo, Maryland 20774
Date: August 28, 2025

150509 (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)

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

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
ARGIE D SMITH

Notice is given that Emory A Goodman, whose address is 16305 Holly Hill Dr, Waldorf, MD 20601-3702, was on August 14, 2025 appointed Personal Representative of the estate of Argie D Smith, who died on January 3, 2025 without a will.

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

All 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 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.

EMORY A GOODMAN
Personal Representative

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

Estate No. 136266

150494 (8-28,9-4,9-11)

LEGALS

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
HERBERT HOOVER ROSE JR

Notice is given that Debra L Rose, whose address is 203 Eagle Head Dr, Fort Washington, MD 20744, was on August 14, 2025 appointed Personal Representative of the estate of Herbert Hoover Rose Jr, who died on June 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 14th 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.

DEBRA L ROSE
Personal Representative

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

Estate No. 138168

150493 (8-28,9-4,9-11)

LEGALS

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)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DOLORES R ETHERITH

Notice is given that Kimberly Etherith Pressley, whose address is 905 Thomas Park, Lexington, KY 40511, was on August 18, 2025 appointed Personal Representative of the estate of Dolores R Etherith who died on July 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 18th 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.

KIMBERLY ETHERITH PRESSLEY
Personal Representative

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

Estate No. 138395

150489 (8-28,9-4,9-11)

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)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PATRICIA JOHNSON

Notice is given that Suziann Marie Davis, whose address is 1884 Alderney Ct, Severn, MD 21144-1521, was on August 14, 2025 appointed Personal Representative of the estate of Patricia Johnson, who died on July 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 14th 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.

SUZIANN MARIE DAVIS
Personal Representative

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

Estate No. 138192

150492 (8-28,9-4,9-11)

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
2020	Nissan	Versa	3N1CN8DVXLL903785
2019	Toyota	Rav4	JTMG1RFV1KD011541
2004	Volvo	S80	YV1TS92D841337179
2012	Nissan	Altima	1N4AL2AP8CC146514
2023	Nissan	Altima	1N4BL4BV7PN388380
2000	Toyota	Tundra	5TBBT4812Y2019S116211
2019	Honda	CRV	2HKRW6H34KH217533
1995	Dodge	Ram Van	2B5WB35Y9SK503217
2008	Honda	Accord	1HGC512838A006513
2003	Chevrolet	Tahoe	1GNEK13Z13R124107
1998	Porsche	Boxster	WP0CA2980WU626079
2012	Kia	Sorento	5XYKWDA28CG249952
2000	Chevrolet	Suburban	3GNFK16T7YG162914
2009	Nissan	Maxima	1N4AA51E49C855231
2010	Chevrolet	Malibu	1G1ZC5EB9AF112275

150508 (8-28)

LEGALS

ORDER OF PUBLICATION

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

vs.

MONY S KHEMAKA MONG KHEM,
BARBARA S KHEM,
INLAND MORTGAGE CORPO-
RATION,
MICHAEL G PLANK, TRUSTEE,
LOUISE A PETTITT, TRUSTEE,
BANK OF AMERICA, NA,
PRLAP, INC.

AND

All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as 11515 OLD BALTIMORE PIKE

AND

Unknown Owner of the property 11515 OLD BALTIMORE PIKE described as follows: Property Tax ID 01-0024216 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF
MARYLAND FOR
PRINCE GEORGE'S COUNTY
CASE NO.: C-16-CV-25-004705

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

Lot 1 Ex 169.1 SQ Ft, 12,915.0000 Sq.Ft. & Imps. Vansville Heights Blk B, Assmt \$344,133 Lib 12219 FI 325, and assessed to Khem Mony S & Barbara S. 01 0024216, 011515 Old Baltimore Pike, Beltsville MD 20705

The Complaint states, among other things, that the amounts necessary 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 Department of Assessments and Taxation on the date of the sale) from the date of sale has expired.

It is thereupon this 25th 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 some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 19th day of September, 2025, warning all persons interested in the property to appear in this Court by the 28th day of October, 2025 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
150513 (8-28,9-4,9-11)

LEGALS

ORDER OF PUBLICATION

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

vs.

THE NEWTON TRUST D 6/2/20,
PRINCE GEORGE'S COUNTY,
MARYLAND

AND

All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as 1600 OWENS RD

AND

Unknown Owner of the property 1600 OWENS RD described as follows: Property Tax ID 12-1298652 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF
MARYLAND FOR
PRINCE GEORGE'S COUNTY
CASE NO.: C-16-CV-25-004706

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

10,472.0000 Sq.Ft. & Imps. Weavers Knoll - Rob Lot 4 Blk A Assmt \$341,733 Lib 43702 FI 001 and assessed to Newton Trust 12 1298652, 001600 Owens Rd, Oxon Hill, MD 20745

The Complaint states, among other things, that the amounts necessary 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 Department of Assessments and Taxation

on the date of the sale) from the date of sale has expired.

It is thereupon this 25th 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 some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 19th day of September, 2025, warning all persons interested in the property to appear in this Court by the 28th day of October, 2025 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
150514 (8-28,9-4,9-11)

LEGALS

ORDER OF PUBLICATION

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

vs.

GEORGE A CULBRETH,
BEVERLY M CULBRETH,
PRINCE GEORGE'S COUNTY,
MARYLAND

AND

All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as 9410 SILVER FOX TURN

AND

Unknown Owner of the property 9410 SILVER FOX TURN described as follows: Property Tax ID 09-0970574 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF
MARYLAND FOR
PRINCE GEORGE'S COUNTY
CASE NO.: C-16-CV-25-004708

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

9,976.0000 Sq.Ft. & Imps. Fox Run Estates Lot 72 Blk E Assmt \$386,800 Lib 06797 FI 839 and assessed to Culbreth George A & Beverly M. 09 0970574, 009410 Silver Fox Turn, Clinton MD 20735

The Complaint states, among other things, that the amounts necessary 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 Department of Assessments and Taxation on the date of the sale) from the date of sale has expired.

It is thereupon this 25th 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 some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 19th day of September, 2025, warning all persons interested in the property to appear in this Court by the 28th day of October, 2025 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
150515 (8-28,9-4,9-11)

LEGALS

ORDER OF PUBLICATION

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

vs.

FEI WANG,
LINGZI ZHOU,
OASIS CONDOMINIUMS AT
COLLEGE PARK,
PRINCE GEORGE'S COUNTY,
MARYLAND

AND

All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as 4707 TECUMSEH ST, #204

AND

Unknown Owner of the property 4707 TECUMSEH ST, #204 described as follows: Property Tax ID 21-3747490 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, as-

signs, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF
MARYLAND FOR
PRINCE GEORGE'S COUNTY
CASE NO.: C-16-CV-25-004710

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

1,898.0000 Sq.Ft> Imps The Oasis Condos A Assmt \$221,667 Lib 38605 FI 557 Unit 204 and assessed to Wang Fe Etal. 21 3747490, 004707 Tecumseh St, College Park MD 20740

The Complaint states, among other things, that the amounts necessary 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 Department of Assessments and Taxation on the date of the sale) from the date of sale has expired.

It is thereupon this 25th 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 some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 19th day of September, 2025, warning all persons interested in the property to appear in this Court by the 28th day of October, 2025 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
150516 (8-28,9-4,9-11)



LEGALS

ORDER OF PUBLICATION

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

vs.

GLORIA CARTER,
DATA SEARCH, INC., TRUSTEE,
WELLS FARGO USA HOLDINGS,
INC.,
MARY A. MCDUFFIE, TRUSTEE,
NAVY FEDERAL CREDIT UNION,
PRINCE GEORGE'S COUNTY,
MARYLAND

AND

All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as 629 LARCH-MONT AVE

AND

Unknown Owner of the property 629 LARCHMONT AVE described as follows: Property Tax ID 18-2097624 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF
MARYLAND FOR
PRINCE GEORGE'S COUNTY
CASE NO.: C-16-CV-25-004714

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

Lot 76 & E 3 F T Lot 75 6,214.0000 Sq.Ft. & Imps. Capitol Heights Blk 41 Assmt \$221,100 Lib 20136 FI 374 and assessed to Carter Gloria 18 2097624, 000629 Larchmont Ave, Capitol Heights, MD 20743

The Complaint states, among other things, that the amounts necessary 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 Department of Assessments and Taxation on the date of the sale) from the date of sale has expired.

It is thereupon this 25th 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 some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 19th day of September, 2025, warning all persons interested in the property to appear in this Court by the 28th day of October, 2025 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
150520 (8-28,9-4,9-11)

LEGALS

ORDER OF PUBLICATION

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

vs.

IRIS I TURCIOS,
PRINCE GEORGE'S COUNTY,
MARYLAND

AND

All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as 6311 23RD AVE

AND

Unknown Owner of the property 6311 23RD AVE described as follows: Property Tax ID 17-1872688 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF
MARYLAND FOR
PRINCE GEORGE'S COUNTY
CASE NO.: C-16-CV-25-004711

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

5,900.0000 Sq.Ft.&Imps Riggs Manor Lot 7 Blk 9 Assmt \$302,900 Lib 38383 FI 160 and assessed to Turcios Iris I. 17 1872688, 006311 23rd Ave, Hyattsville MD 20782

The Complaint states, among other things, that the amounts necessary 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 Department of Assessments and Taxation on the date of the sale) from the date of sale has expired.

It is thereupon this 25th 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 some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 19th day of September, 2025, warning all persons interested in the property to appear in this Court by the 28th day of October, 2025 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
150517 (8-28,9-4,9-11)

LEGALS

ORDER OF PUBLICATION

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

vs.

ESTATE OF LEONARD E.
SHANKS,
PRINCE GEORGE'S COUNTY,
MARYLAND

AND

All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as 5811 40TH AVE

AND

Unknown Owner of the property 5811 40TH AVE described as follows: Property Tax ID 16-1821446 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF
MARYLAND FOR
PRINCE GEORGE'S COUNTY
CASE NO.: C-16-CV-25-004712

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

5,418.0000 Sq.Ft. & Imps. Northwest Hyattsvi Lot E Assmt \$306,633 Lib 13793 FI 287 and assessed to Shanks Leonard E. 16 1821446, 005811 40th Ave, Hyattsville MD 20782

The Complaint states, among other things, that the amounts necessary 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 Department of Assessments and Taxation on the date of the sale) from the date of sale has expired.

It is thereupon this 25th day of August, 2025, by the Circuit Court for Prince George's County:

LEGALS

ORDER OF PUBLICATION

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

vs.

EILEEN S SHEPHERD,
TESLA INC.,
PRINCE GEORGE'S COUNTY,
MARYLAND

AND

All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as 7412 NEAR THICKET WAY

AND

Unknown Owner of the property 7412 NEAR THICKET WAY described as follows: Property Tax ID 10-3453156 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF
MARYLAND FOR
PRINCE GEORGE'S COUNTY
CASE NO.: C-16-CV-25-004713

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

Non ConfUse 6,604.0000 Sq.Ft. & Imps Pines of Laurel-pl Lot 61 Blk E Assmt \$484,100 Lib 40316 FI 001 and Assessed to Shepherd Eileen S. 10 3453156, 007412 Near Thicket Way, Laurel MD 20707

The Complaint states, among other things, that the amounts necessary 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 Department of Assessments and Taxation on the date of the sale) from the date of sale has expired.

It is thereupon this 25th 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 some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 19th day of September, 2025, warning all persons interested in the property to appear in this Court by the 28th day of October, 2025 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
150519 (8-28,9-4,9-11)



LEGALS

NOTICE

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

v.

Prextly-Levan LLC

AND

Bola Sulman,
a/k/a Bola O Sulman

AND

Prextly-Levan, LLC

5308 Cumberland Street
Capitol Heights, MD 20743
Defendants

In the Circuit Court for Prince
George's County, Maryland
Case No. C-16-CV-25-000594

Notice is hereby given this 22nd 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 22nd 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 22nd day of September, 2025.

The Report of Sale states the amount of the foreclosure sale price to be \$361,629.80. The property sold herein is known as 5308 Cumberland Street, Capitol Heights, MD 20743.

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

True Copy—Test:
Mahasin El Amin, Clerk
150512 (8-28,9-4,9-11)

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