

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ANNETTE GISSENTANNA

Notice is given that Katrina Mayo, whose address is 4803 Wickham Dr, Temple Hills, MD 20748-5237, was on August 28, 2025 appointed personal representative of the small estate of Annette Gissentanna who died on May 18, 2025 with a will.

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

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

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

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

(2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice.

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

KATRINA MAYO
Personal Representative

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

Estate No. 137732

150585 (9-11)

Damian J. O'Connor
1501 Farm Credit Drive, Suite 2000
McLean, VA 22102
703-748-3400

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CARROLL USTUS DEXTER
AKA: CARROLL U. DEXTER

Notice is given that Carmela O. Dexter, whose address is 3148 Gracefield Road Apt. 419, Silver Spring, MD 20904, was on August 28, 2025 appointed personal representative of the small estate of Carroll Ustus Dexter AKA Carroll U. Dexter who died on April 21, 2024 with a will.

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

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.

CARMELA O. DEXTER
Personal Representative

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

Estate No. 137586

150582 (9-11)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ELIZABETH ANN WALTERS
KENNEDY
AKA: ANN W KENNEDY

Notice is given that Virginia Snodgrass, whose address is 1901 Treetop Ln Apt 24, Silver Spring, MD 20904-6619, was on March 6, 2025 appointed personal representative of the small estate of Elizabeth Ann Walters Kennedy who died on October 2, 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 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.

VIRGINIA SNODGRASS
Personal Representative

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

Estate No. 135443

150583 (9-11)

LEGALS

Nancy L. Miller
Nancy L. Miller & Mark C. Miller
8808 Old Branch Ave
Clinton, MD 20735
(301) 868-2350

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MICHAEL PIMENTEL

Notice is given that Margaret Pimentel, whose address is 9601 Glen Way, Fort Washington, MD 20744, was on August 22, 2025 appointed Personal Representative of the estate of Michael Pimentel, who died on October 29, 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 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.

MARGARET PIMENTEL
Personal Representative

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

Estate No. 138453

150574 (9-4,9-11,9-18)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CARMELLA CONNELLY

Notice is given that Marcia Connelly, whose address is 9704 Potomac Dr, Fort Washington, MD 20744, was on August 29, 2025 appointed Personal Representative of the estate of Carmella Connelly who died on April 29, 2025 with a will.

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

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

MARCIA CONNELLY
Personal Representative

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

Estate No. 138383

150590 (9-11,9-18,9-25)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOHN OBIZOBA

Notice is given that Ejikem E Obizoba, whose address is 8200 Dixon Ave Apt 2033, Silver Spring, MD 20910-3991, was on August 27, 2025 appointed personal representative of the small estate of John Obizoba, who died on February 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.

EJIKEM E OBIZOBA
Personal Representative

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

Estate No. 138091

150586 (9-11)

LEGALS

LEGAL NOTICE
CITY OF BOWIE, MD

Charter Amendment Resolution CAR-2-25 Amending Sec. 61, "Purchasing and Contracting", and Sec. 62, "Cooperative Bidding", of the City Charter to Authorize the City Council to Set Purchasing Requirements and Procedures by Ordinance.

Introduced by the Council of the City of Bowie, Maryland on August 4, 2025, and passed by the Council of the City of Bowie, Maryland on September 2, 2025.

Alfred D. Lott
City Manager

150597 (9-11,9-18,9-25,10-2)

LEGAL NOTICE
CITY OF BOWIE, MD

Ordinance O-8-25 Amending City Code, Chapter 19A, "Procurement, Procedures," Article I, "Procurements Generally", to Increase the Competitive Bidding Threshold and to Prescribe Additional Regulations Relating to City Procurements, Including the Adoption of Alternative Procedures in Appropriate Circumstances.

PASSED by the Council of the City of Bowie, Maryland at a Regular Meeting on September 2, 2025.

Alfred D. Lott
City Manager

150598 (9-11)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARY ALICE COLLINS

Notice is given that Allyson M Small, whose address is 1537 Eton Way, Crofton, MD 21114, was on January 14, 2025 appointed Personal Representative of the estate of Mary Alice Collins who died on November 7, 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 14th day of July, 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.

ALLYSON M SMALL
Personal Representative

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

Estate No. 135959

150591 (9-11,9-18,9-25)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DELORES M DAVENPORT

Notice is given that Mary Ellen Savarese, whose address is 4512 Saul Rd, Kensington, MD 20895-4217, was on August 27, 2025 appointed personal representative of the small estate of Delores M Davenport who died on March 3, 2025 with a will.

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

MARY ELLEN SAVARESE
Personal Representative

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

Estate No. 137553

150584 (9-11)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BERNARD EUGENE DAY

Notice is given that Brenda Patrick, whose address is PO Box 673, Ellcott City, MD 21041, was on August 21, 2025 appointed Personal Representative of the estate of Bernard Eugene Day who died on July 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 21st 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.

BRENDA PATRICK
Personal Representative

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

Estate No. 138437

150565 (9-4,9-11,9-18)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EDITH BEAGLE

Notice is given that Steven Howard Beagle, whose address is 9700 Digby Ct, Clinton, MD 20735, was on August 25, 2025 appointed Personal Representative of the estate of Edith Beagle who died on July 18, 2025 with a will.

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

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

STEVEN HOWARD BEAGLE
Personal Representative

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

Estate No. 138449

150566 (9-4,9-11,9-18)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EDWARD WAYNE MASON

Notice is given that Eve M Apodaca, whose address is 4417 Olando Ln, Bowie, MD 20715-1128, was on August 19, 2025 appointed Personal Representative of the estate of Edward Wayne Mason who died on June 3, 2025 with a will.

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

EVE M APODACA
Personal Representative

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

Estate No. 138088

150567 (9-4,9-11,9-18)

NOTICE

Randy Wright Plaintiff,

v.

Deborah Wright Defendant

IN THE CIRCUIT COURT FOR
PRINCE GEORGE'S COUNTY,
MARYLAND
C-16-FM-23-006028

ORDERED, this 26th day of August 2025, by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland, that the sale of undeveloped real property located at 8090 Apple Harvest Drive, Gerrardstown, Berkeley County, West Virginia 25420, consisting of 9.13 acres, legally described as "9.13 Ac Survey Plat Miller 16 ft R/W", as made and reported by Isaac H. Marks, Esquire, Trustee, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 26th day of September, 2025, provided a copy of this Notice shall be inserted in some newspaper published in said County once in each of three successive weeks before the 26th day of September, 2025.

The report states the amount of sale to be \$115,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

150554 (9-4,9-11,9-18)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PATRICK JOHN CARROLL

Notice is given that Timothy M Carroll, whose address is 3940 Bel Pre Road Unit 2, Silver Spring, MD 20906, was on August 20, 2025 appointed Personal Representative of the estate of Patrick John Carroll who died on July 8, 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 20th 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.

TIMOTHY M CARROLL
Personal Representative

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

Estate No. 138315

150568 (9-4,9-11,9-18)

NOTICE

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

vs.

Jose Ruben Esperanza Defendant

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

CIVIL NO. C-16-CV-23-005037

ORDERED, this 26th day of August, 2025 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 7721 Frederick Road, Hyattsville, Maryland 20784 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 26th day of September, 2025 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 26th day of September, 2025, next.

The report states the amount of sale to be \$189,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

150553 (9-4,9-11,9-18)

The Prince
George’s Post
Your Newspaper
of Legal Record
301-627-0900

LEGALS

TRUSTEE'S SALE
OF TIMESHARE INTEREST IN VALUABLE
IMPROVED REAL ESTATE

Improved by the premises known as
250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated 11/20/2024, recorded 1/3/2025, in Liber 50469 at folio 558 among the Land Records of Prince George's County, Maryland, against: VIVIAN D GASTON and by virtue of the power and authority granted by Order of Court, dated 5/7/2005, entered in Civil Case No. C-16-CV-25-002381 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

WEDNESDAY, SEPTEMBER 24, 2025, AT 11:00 AM

the real property described as follows:

One 105,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a /an Annual Ownership Interest and has been allocated 105,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of sale.

Daniel C. Zickefoose, Trustee	
150529	(9-4-9-11,9-18)

LEGALS

TRUSTEE'S SALE
OF TIMESHARE INTEREST IN VALUABLE
IMPROVED REAL ESTATE

Improved by the premises known as
250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated 11/20/2024, recorded 1/3/2025, in Liber 50469 at folio 561 among the Land Records of Prince George's County, Maryland, against: Marjorie Feroe and Edward Davis III and by virtue of the power and authority granted by Order of Court, dated 5/7/2005, entered in Civil Case No. C16CV25002383 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

WEDNESDAY, SEPTEMBER 24, 2025, AT 11:00 AM

the real property described as follows:

One 364,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a /an Annual Ownership Interest and has been allocated 364,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not

LEGALS

TRUSTEE'S SALE
OF TIMESHARE INTEREST IN VALUABLE
IMPROVED REAL ESTATE

Improved by the premises known as
250 Mariner Passage, National Harbor, Maryland

receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of sale.

Daniel C. Zickefoose, Trustee	
150530	(9-4-9-11,9-18)

LEGALS

TRUSTEE'S SALE
OF TIMESHARE INTEREST IN VALUABLE
IMPROVED REAL ESTATE

Improved by the premises known as
250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated 11/20/2024, recorded 1/3/2025, in Liber 50469 at folio 564 among the Land Records of Prince George's County, Maryland, against: Marjorie L. Feroe and Edward Davis III and by virtue of the power and authority granted by Order of Court, dated 5/7/2005, entered in Civil Case No. C16CV25002384 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

WEDNESDAY, SEPTEMBER 24, 2025, AT 11:00 AM

the real property described as follows:

One 225,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a /an Annual Ownership Interest and has been allocated 225,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of sale.

Daniel C. Zickefoose, Trustee	
150531	(9-4-9-11,9-18)

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

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

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

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

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

TRUSTEE'S SALE
OF TIMESHARE INTEREST IN VALUABLE
IMPROVED REAL ESTATE

Improved by the premises known as
250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated 11/20/2024, recorded 1/3/2025, in Liber 50468 at folio 284 among the Land Records of Prince George's County, Maryland, against: Tawanna M Dickerson and by virtue of the power and authority granted by Order of Court, dated 5/8/2005, entered in Civil Case No. C-16-CV-25-002402 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

WEDNESDAY, SEPTEMBER 24, 2025, AT 11:00 AM

the real property described as follows:

One 405,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a /an Annual Ownership Interest and has been allocated 405,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of sale.

Daniel C. Zickefoose, Trustee	
150535	(9-4-9-11,9-18)

Erica T. Davis 1401 Rockville Pike Ste. 650 Rockville, MD 20852 301-738-7685	James J. Nolan, Jr. Esq. 1610 Landon Road Towson, MD 21204 410-268-6600
NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS	NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOE FRANCIS BEDNEY

Notice is given that Ayana Kerr, whose address is 4115 Canyonview Drive, Upper Marlboro, MD 20772, was on August 19, 2025 appointed Personal Representative of the estate of Joe Francis Bedney, who died on June 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 (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.

AYANA KERR Personal Representative	
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. BOX 1729 UPPER MARLBORO, MD 20773-1729	
Estate No. 138407	

150490	(8-28,9-4,9-11)
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TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WILLIAM DALE AMOS

Notice is given that Deanna Marie Amos, whose address is 832 Longmaid Drive, Reisterstown, MD 21136, was on August 13, 2025 appointed Personal Representative of the estate of William Dale Amos who died on July 1, 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 13th 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.

DEANNA MARIE AMOS Personal Representative	
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. BOX 1729 UPPER MARLBORO, MD 20773-1729	
Estate No. 138176	

150485	(8-28,9-4,9-11)
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LEGALS

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED
REAL PROPERTY

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)

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

WEDNESDAY, OCTOBER 1, 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

150592(9-11,9-18,9-25)

LEGALS

TRUSTEE'S SALE
OF TIMESHARE INTEREST IN VALUABLE
IMPROVED REAL ESTATE

Improved by the premises known as
250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated 11/20/2024, recorded 1/3/2025, in Liber 50468 at folio 299 among the Land Records of Prince George's County, Maryland, against: Jose A. Cabrera and Maria Gloria A. Cabrera and by virtue of the power and authority granted by Order of Court, dated 5/9/2005, entered in Civil Case No. C-16-CV-25-002416 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

WEDNESDAY, SEPTEMBER 24, 2025, AT 11:00 AM

the real property described as follows:

One 28,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/ an Annual Ownership Interest and has been allocated 28,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of sale.

Daniel C. Zickefoose, Trustee

150540(9-4,9-11,9-18)

LEGALS

TRUSTEE'S SALE
OF TIMESHARE INTEREST IN VALUABLE
IMPROVED REAL ESTATE

Improved by the premises known as
250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated 11/20/2024, recorded 1/3/2025, in Liber 50468 at folio 302 among the Land Records of Prince George's County, Maryland, against: Jacob D. Lustig and by virtue of the power and authority granted by Order of Court, dated 5/8/2005, entered in Civil Case No. C-16-CV-25-002418 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

WEDNESDAY, SEPTEMBER 24, 2025, AT 11:00 AM

the real property described as follows:

One 84,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/ an Biennial Ownership Interest and has been allocated 168,000 Points at the time of purchase for use by the Grantees in Odd year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not

LEGALS

receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of sale.

Daniel C. Zickefoose, Trustee

150541(9-4,9-11,9-18)

LEGALS

TRUSTEE'S SALE
OF TIMESHARE INTEREST IN VALUABLE
IMPROVED REAL ESTATE

Improved by the premises known as
250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated 11/20/2024, recorded 1/3/2025, in Liber 50468 at folio 305 among the Land Records of Prince George's County, Maryland, against: Ruby Holm and Karl Edward Holm and by virtue of the power and authority granted by Order of Court, dated 5/9/2005, entered in Civil Case No. C-16-CV-25-002422 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

WEDNESDAY, SEPTEMBER 24, 2025, AT 11:00 AM

the real property described as follows:

One 1,330,000/389,331,000 fractional fee simple undivided Designated Vacation Ownership Interest (the "Designated VOI") in the 18 Designated VOI Units numbered 707, 722, 807, 822, 922, 1101, 1102, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121 and 1122 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Designated VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Designated VOIs and excludes any interest in both the Standard VOI Units and the Commercial Sub-Units. Designated VOI Units total 18, and are all Residential Sub-Units that are not the 232 Standard VOI Units which 18 Designated VOI Units are outlined above. The Designated VOI possesses a/ an Annual Ownership Interest and has been allocated 1,330,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Designated VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of sale.

Daniel C. Zickefoose, Trustee

150542(9-4,9-11,9-18)

LEGALS

PUBLIC HEARING

CITY OF LAUREL MAYOR AND CITY COUNCIL
MONDAY, SEPTEMBER 22, 2025
LAUREL MUNICIPAL CENTER
8103 SANDY SPRING ROAD
LAUREL, MD
6:00 P.M.

Text Amendment Application No. 267 (Ordinance No. 2043)

An ordinance of the Mayor and City Council of Laurel, Maryland to amend the Unified Land Development Code, Chapter 20, "land development and subdivision regulations," section 20-22.50, "interim limited retail uses and providing an effective date" for **recommendation** to the Mayor and City Council.

This meeting will be held in-person. The public is welcome to attend and to testify, except at the Council Work Session. For more meeting details, please visit <https://www.cityoflaurel.org/register-to-speak> and submit a speaker list if you wish to speak.

150527(9-4,9-11,9-18)

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-
tuate 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 interested
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)

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 20706-2345,
was on August 18, 2025 appointed
Personal Representative of the es-
tate of Johnetta Gould George, who
died on May 2, 2025 without a will.

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

All persons having any objection
to the appointment (or to the prob-
ate 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 represen-
tative 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.

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)

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-
tuate 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 interested
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 prob-
ate 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 represen-
tative 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-
tuate 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 interested
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)

James Mason, Esq.
600 Baltimore Annapolis Blvd,
STE 200
Severna Park, MD 21146
410-647-2000

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LUCRETIA LEHMANN
AKA: LUCRETIA RENEE LEHMANN

Notice is given that Andrea R. Os-
borne, whose address is 130 John St,
Jasper, GA 30143, was on August 25,
2025 appointed Personal Representa-
tive of the estate of Lucretia
Lehmann AKA: Lucretia Renee
Lehmann, who died on May 27,
2025 without a will.

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

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

Any person having a claim against
the decedent must present the claim
to the undersigned personal represen-
tative 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, except if the de-
cedent 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 ob-
tained from the Register of Wills.

ANDREA R. OSBORNE
Personal Representative

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

Estate No. 138009

150576 (9-4,9-11,9-18)

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-
tuate 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 interested
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)

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-
tuate and lying in Prince George’s
County and known as 7921 MAN-
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 20770

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.

LEGALS

NOTICE

District Court of Maryland for
Prince George’s County
Case no. D05CV23016185

Huntcrest Condominium Council of
Co-Owners, Inc.
c/o: CM Law, 7875 Belle Point Drive
Greenbelt, MD 20770

Plaintiff

vs.

Alfred Boggs
3138 Brinkley Road, #102
Temple Hills, MD 20748

Defendant

**NOTICE OF PROPOSED
RATIFICATION OF SALE OF
REAL PROPERTY
(Md. Rules 3-644(d) and 14-305)**

The property specifically de-
scribed in the inventory has been
sold at judicial sale. Inventory of
property sold.

Notice is herewith given that the
sale of the property at 3138 Brinkley
Road, #102, Temple Hills, MD 20748,
that is described in a Deed recorded
in Liber 7531, folio 098, among the
Land Records of Prince George’s
County.

The sale will be ratified unless
cause to the contrary is shown on or
before 9/25/2025 (30 days after the
date of this notice). A copy of this
Notice will be published at least
once a week in each of the three suc-
cessive weeks before 9/25/2025, in
one or more newspapers of general
circulation in Prince George’s
County. The report states the
amount of the sale to be \$6,800.

The court signed this notice on
8/25/25

150550 (9-4,9-11,9-18)

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 AL-
VARADO VASQUEZ, whose
whereabouts are currently un-
known 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 De-
fendant, JUAN CARLOS AL-
VARADO 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 cir-
culation 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 Plain-
tiff has filed a civil complaint for
damages arising from a motor vehi-
cle collision;

• A directive requiring the Defen-
dant 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 De-
fendant.

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)

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

LEGALS

PUBLIC HEARING

**CITY OF LAUREL MAYOR AND CITY COUNCIL
MONDAY, SEPTEMBER 22, 2025
LAUREL MUNICIPAL CENTER
8103 SANDY SPRING ROAD
LAUREL, MD
6:00 P.M.**

Text Amendment Application No. 268 (Ordinance No. 2044)

An Ordinance of the Mayor and City Council of Laurel, Maryland to Amend
the Unified Land Development Code, Chapter 20, “land development and
subdivision regulations,” article 1, “zoning,” division 2, “administration and
enforcement,” to add section 20-3.7, “validation of a permit or license issued
in error” for **recommendation** to the Mayor and City Council.
This meeting will be held in-person. The public is welcome to attend and to
testify, except at the Council Work Session. For more meeting details, please
visit <https://www.cityoflaurel.org/register-to-speak> and submit a speaker
list if you wish to speak.

150528 (9-4,

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

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.

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

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

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 Hght 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)

PRINCE GEORGE'S COUNTY
GOVERNMENT

Board of License
Commissioners

(Liquor Control Board)

REGULAR SESSION

SEPTEMBER 23, 2025

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

DELIVERY

t/a Collington Wine & Spirits, Ashuta Tandon, Member-Manager Class A, Beer, Wine and Liquor, Collinton Wine & Spirits, LLC, 3400 Crain Highway, Bowie, 20716. - Request for a Delivery Permit.

TRANSFER

Balwinder Singh Chata, President, Secretary, and Treasurer, Melvin Haft, Assistant Secretary for a Class A, Beer, Wine and Liquor for the use of Othi Operating Corporation, t/a East Pine Liquors, 6801 Riverdale Road, Riverdale, 20737 transfer from Othi Operating Corporation, t/a East Pine Liquors, 6801 Riverdale Road, Riverdale, 20737, Mohinder Othi, President, Secretary, and Treasurer, and Melvin Haft, Vice President.

Aahishkumar S. Patel, Member-Manager, for a Class D, Beer and Wine for the use of Jai Krishna, LLC, t/a Dyson's General Store, 13706 Brandywine Road, Brandywine, 20613, transfer from My Dyson's Store, LLC, t/a Dyson's General Store, 13706 Brandywine Road, Brandywine, 20613, Donnell E. Singley, Member-Manager.

A virtual hearing will be held via Zoom at 10:00 a.m. on Tuesday, September 23, 2025. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at <http://bolc.mypgc.us>, or you may email BL_C@co.pg.md.us to request the link. Letters of Support or Oppositions should be submitted to our office at least 5 days prior to the day of the hearing. Additional information may be obtained by contacting the Board's Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest:
Terence Sheppard
Director
September 3, 2025

150612 (9-11,9-18)

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 per-

sonal 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. Holloway 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)

PRINCE GEORGE'S COUNTY
GOVERNMENT

BOARD OF LICENSE
COMMISSIONERS

NOTICE OF
PUBLIC HEARING

Applications for the following alcoholic beverage licenses will be accepted by the Board of License Commissioners for Prince George's County on September 17, 2025, will be heard on November 18, 2025. Those licenses are:

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

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

A virtual hearing will be held via Zoom on Wednesday, November 12, 2025, at 7:00 p.m. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at <http://bolc.mypgc.us> or you may email BL_C@co.pg.md.us to request the link. The Board will consider the agenda as posted that day.

BOARD OF LICENSE COMMISSIONERS

Attest:
Terence Sheppard
Director
September 5, 2025

150611 (9-11,9-18)

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

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

In Re: GUARDIANSHIP OF:
SEVYN E.

Case No.
CROSS-REFERENCE WITH:
C-16-JV-24-000790

NOTICE BY PUBLICATION
TO FATHER

To: JOHN DOE

Relationship: FATHER

You are hereby notified that a guardianship case has been filed in the Circuit Court for Prince George's County, Maryland, case number C-16-JV-24-000790. All persons who believe themselves to be the parents of a female child born on the 25th day of March 2020, at a Montgomery County Hospital in Montgomery County Maryland to Rochanda Valencia Ewell, natural mother, aged 39 years old at time of birth, shall file a written response. A copy of the Show Cause Order may be obtained from the Juvenile Clerk's Office at 14735 Main Street, Room D1033, Upper Marlboro, Maryland 20772, Telephone Number: 301-952-5087. If you do not file a written objection within 30 days after publication, you will have agreed to the permanent loss of your parental rights to this child.

Stenise Rolle
Associate Judge
Seventh Judicial Circuit
For Prince George's County,
Maryland

150580 (9-11)

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

3837 HAMILTON STREET UNIT 101
HYATTSVILLE, MD 20781

By authority contained in a Deed of Trust dated February 7, 2003 and recorded in Liber 16989, Folio 458, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$73,100.00, and an interest rate of 5.875%, 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 23, 2025 AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$5,000.00 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

150522 (9-4,9-11,9-18)

LEGALS

ORDER OF PUBLICATION

BY POSTING

GILMA RODRIGUEZ

VS.

JOHN DOE

In the Circuit Court for
Prince George's County, Maryland
Case Number: C-16-FM-25-004705

ORDERED, ON THIS 5th day of September 2025, by the Circuit Court for Prince George's County MD:

That the Defendant, John Doe is hereby notified that the Plaintiff, has filed a COMPLAINT FOR SOLE LEGAL AND PHYSICAL CUSTODY And APPROVAL AND FACTUAL FINDINGS TO PERMIT MINOR CHILD'S APPLICATION FOR SPECIAL IMMIGRANT JUVENILE STATUS naming him/her as the defendant and stating that the Defendant's last known address is: UNKNOWN, UNKNOWN and therefore it is;

ORDERED, that in accordance with Maryland Rule 2-122, this Order shall be published at least once a week in each of three successive weeks in one or more newspapers of general circulation published in Prince George's County and provide proof of publication to the Court, and it is further;

ORDERED, said publication to be completed by the 5th day of October 2025; and it is further

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

ORDERED, THAT THE DEFENDANT, JOHN DOE, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 4th day of November 2025, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DEFAULT.

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

True Copy—Test:
Mahasin El Amin, Clerk
150600 (9-11,9-18,9-25)

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
ESSRAY TALIAFERRO JR

Notice is given that Erin Taliaferro, whose address is 10705 Bailey Terrace, Cheltenham, MD 20623, was on December 10, 2024 appointed personal representative of the small estate of Essray Taliaferro Jr, who died on May 2, 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.

ERIN TALIAFERRO
Personal Representative

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

Estate No. 135684
150587 (9-11)

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

The Prince George's Post!
Call 301-627-0900 Today!

LEGALS

TRUSTEE'S SALE
OF TIMESHARE INTEREST IN VALUABLE
IMPROVED REAL ESTATE

Improved by the premises known as
250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated 11/20/2024, recorded 1/3/2025, in Liber 50469 at folio 573 among the Land Records of Prince George’s County, Maryland, against: Heidi R Unzicker and Ores D Unzicker and by virtue of the power and authority granted by Order of Court, dated 5/8/2005, entered in Civil Case No. C-16-CV-25-002389 in the Circuit Court for Prince George’s County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George’s County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

WEDNESDAY, SEPTEMBER 24, 2025, AT 11:00 AM

the real property described as follows:

One 603,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George’s County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 603,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George’s County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser’s sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of sale.

Daniel C. Zickefoose, Trustee

150532 (9-4-9-11,9-18)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MAE RUTH PROCTOR

Notice is given that Mark S Proctor, whose address is 13706 Park Ave, Brandywine, MD 20613, and Thelma A Wilson, whose address is 6113 Marlin Lane, Camp Springs, MD 20748, were on August 20, 2025 appointed Co-Personal Representatives of the estate of Mae Ruth Proctor who died on January 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 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 20th 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.

MARK S PROCTOR
THELMA A WILSON
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. 137062

150571 (9-4-9-11,9-18)

LEGALS

TRUSTEE'S SALE
OF TIMESHARE INTEREST IN VALUABLE
IMPROVED REAL ESTATE

Improved by the premises known as
250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated 11/20/2024, recorded 1/3/2025, in Liber 50469 at folio 576 among the Land Records of Prince George’s County, Maryland, against: Nancy N Solnick and Paul B Solnick and by virtue of the power and authority granted by Order of Court, dated 5/8/2005, entered in Civil Case No. C-16-CV-25-002390 in the Circuit Court for Prince George’s County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George’s County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

WEDNESDAY, SEPTEMBER 24, 2025, AT 11:00 AM

the real property described as follows:

One 400,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George’s County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 400,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George’s County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser’s sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of sale.

Daniel C. Zickefoose, Trustee

150533 (9-4-9-11,9-18)

LEGALS

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

TRUSTEE'S SALE
OF TIMESHARE INTEREST IN VALUABLE
IMPROVED REAL ESTATE

Improved by the premises known as
250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated 11/20/2024, recorded 1/3/2025, in Liber 50469 at folio 567 among the Land Records of Prince George’s County, Maryland, against: George M Dickerson Jr, Margaret Dickerson and Brenda K Reeves and by virtue of the power and authority granted by Order of Court, dated 5/8/2005, entered in Civil Case No. C-16-CV-25-002385 in the Circuit Court for Prince George’s County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George’s County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

WEDNESDAY, SEPTEMBER 24, 2025, AT 11:00 AM

the real property described as follows:

One 673,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George’s County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 673,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George’s County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser’s sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of sale.

Daniel C. Zickefoose, Trustee

150534 (9-4-9-11,9-18)

LEGALS

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 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)

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 Fl 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)

LEGALS

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 LACONA ST

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 Fl 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 APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
FRANKLIN NEIL BROWN

Notice is given that Kenya Middleton-Brown, whose address is 359 E 96th St Apt 2R, Brooklyn, NY 11212-2633, was on August 26, 2025 appointed Personal Representative of the estate of Franklin Neil Brown who died on December 7, 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 26th 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.

KENYA MIDDLETON-BROWN
Personal Representative

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

150569 (9-4,9-11,9-18)



LEGALS

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

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

7808 AYLESFORD LANE
LAUREL, MD 20707

By authority contained in a Deed of Trust dated August 9, 2022 and recorded in Liber 48035, Folio 343,, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$330,000.00, and an interest rate of 4.875%, 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 23, 2025 AT 10:00 AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$31,000.00 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

150523 (9-4,9-11,9-18)

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County
Since 1932

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
JOYCE M YOCUM

Notice is given that Marcus Yocum, whose address is 117 Box Girder Rd, Huger, SC 29450-8530, was on August 20, 2025 appointed Personal Representative of the estate of Joyce M Yocum who died on July 23, 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 20th 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.

MARCUS YOCUM
Personal Representative

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

150570 (9-4,9-11,9-18)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
THOMAS ROSS GALLIHUGH

Notice is given that Thomas A Warner, whose address is 1177 Pleasant View Dr, Vandergrift, PA 15690, was on August 21, 2025 appointed Personal Representative of the estate of Thomas Ross Gallihugh, who died on July 24, 2020 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 21st day of 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.

THOMAS A WARNER
Personal Representative

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

150575 (9-4,9-11,9-18)

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Prince George’s County
Since 1932

LEGALS

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED
REAL PROPERTY

11963 BELTSVILLE DRIVE
BELTSVILLE, MD 20705

By authority contained in a Deed of Trust dated July 13, 2006 and recorded in Liber 25577, Folio 419, modified by Loan Modification Agreement recorded on March 5, 2014, at Liber No. 35707, Folio 075, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$250,000.00, and an interest rate of 4.000%, 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 23, 2025 AT 11:30 AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$19,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

This property will be sold subject to the IRS right of redemption for a period of 120 days after the sale.

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

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

150525 (9-4,9-11,9-18)



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

9815 OXBRIDGE WAY
MITCHELLVILLE, MD 20721

By authority contained in a Deed of Trust dated March 23, 2009 and recorded in Liber 30512, Folio 143, modified by Loan Modification Agreement recorded on March 30, 2023, at Liber No. 48704, Folio 382, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$510,951.00, and an interest rate of 4.500%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

SEPTEMBER 23, 2025 AT 11:30 AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$49,000.00 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

150526 (9-4,9-11,9-18)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CAROLYN SHREE BRYANT

Notice is given that Tyleaka Bryant, whose address is 3209 75th Ave Apt 102, Hyattsville, MD 20785-1934, was on September 2, 2025 appointed Personal Representative of the estate of Carolyn Shree Bryant, who died on June 23, 2025 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 2nd day of March, 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.

TYLEAKA BRYANT
Personal Representative

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

Estate No. 138503

150595 (9-11,9-18,9-25)

NOTICE

MARK H. WITTSTADT
KEVIN HILDEBEIDEL
Substitute Trustees
1966 Greenspring Dr, Ste LL2
Timonium, Maryland 21093

V.

Dwan Sue Landin, Personal
Representative for the Estate of
Delores B Jarrell aka
Delores Belle Jarrell

5120 Keota Ter
College Park, Maryland 20740

Defendant

In the Circuit Court for Prince
George’s County, Maryland
CASE # C-16-CV-24-004765

ORDERED, by the Circuit Court of Prince George’s County this 3rd day of September, 2025, that the foreclosure sale of the real property known as 5120 Keota Ter, College Park, Maryland 20740, being the property mentioned in these proceedings, made and reported by Mark H. Wittstadt and Kevin Hildebeidel, Substitute Trustees, be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 3rd day of October, 2025. Provided a copy of this Order is inserted in some newspaper printed in Prince George’s County, once in each of three successive weeks, before the 3rd day of October, 2025.

The Report states the amount of the Foreclosure Sale to be \$274,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

150602 (9-11,9-18,9-25)

SERVICE BY PUBLICATION

LOCATION
MATANUSKA-SUSITNA
BOROUGH, ALASKA

The Superior Court for the State of Alaska Third Judicial District at Palmer, in Precision Homes LLC., Plaintiff v. Janice L. Watson as personal representative for the estate of David V. Baker et al, Defendants, Case No.: 3PA-25-01951 CI, granted Plaintiff’s request for service by publication on the following defendants: the unknown heirs of David V. Baker and all other persons who claim a right, title, lien, or interest in the following described real property:

Lots 10 and 11, Block 10, Inlet View Subdivision, according to the official plat thereof according to Refiled Plat No. 82-39, located in the Palmer Recording District, Third Judicial District, State of Alaska.

The nature of the suit is to quiet title to the above-described real property.

Any time after 20 days following the last publication of this summons, the court may enter a judgment against you without further notice, unless prior to that time you have filed a written response in the proper form, including the Case No., and paid any required filing fee to the Clerk of the Court at 435 S Denali St, Palmer, AK 99645, and served a copy of your response on the Plaintiff’s attorney, Michael S. Schechter at 1227 W 9th Ave. Ste 200, Anchorage, AK 99501. A copy of the summons and complaint can be obtained by contacting either the Clerk of the Court or the attorney for Plaintiff. If you wish legal assistance, you should immediately retain an attorney to advise you in this matter.

150603 (9-11,9-18,9-25,10-2)



LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

Donnie Ray Artis,
a/k/a Donnie R. Artis
3030 South Grove
Upper Marlboro, MD 20774

Defendant

In the Circuit Court for Prince
George’s County, Maryland
Case No. C-16-CV-25-000536

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 \$247,000.00. The property sold herein is known as 3030 South Grove, Upper Marlboro, MD 20774.

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

True Copy—Test:
Mahasin El Amin, Clerk

150511 (8-28,9-4,9-11)

LEGALS

LEGAL NOTICE
CITY OF BOWIE, MD
PUBLIC HEARING

Ordinance O-9-25: An Ordinance of the Council (the “Council”) of the City of Bowie, Maryland to authorize and empower The City of Bowie (the “City”) to sell and issue from time to time, upon its full faith and credit, one or more series of (1)(A) general obligation bonds and (B) general obligation bond anticipation notes, each in an original aggregate principal amount not to exceed Thirty-Three Million Dollars (\$33,000,000), and (2) general obligation refunding bonds, subject to the limitations provided for herein, the proceeds of the sale thereof to be used and applied for the public purpose of financing, reimbursing or refinancing costs of the public purpose projects and purposes identified herein as Bowie Ice Arena, Water Distribution System Recapitalization, Water Plant, Sewer Main Rehabilitation, Wastewater Treatment Plant, and costs of issuance; specifying the maximum original aggregate principal amount of the bonds or bond anticipation notes provided for herein to be allocated to each such project, subject to reallocation by the Council in accordance with applicable budgetary procedures or law; providing for further reallocation of proceeds of the bonds or bond anticipation notes as described herein; providing that the Council by resolution shall determine, approve or provide for various matters relating to the authorization, sale, security, issuance, delivery, payment and prepayment or redemption of and for each series of the bonds, the bond anticipation notes and the refunding bonds (each a “series of the obligations” or the “obligations”); providing for the imposition of ad valorem taxes sufficient for, and pledging the full faith and credit and unlimited taxing power of the City to, the payment of debt service on each series of the obligations; providing that debt service on each series of the obligations also may be paid from any other sources of revenue lawfully available to the City for such purpose; providing that certain actions may be taken or provided for by resolution in connection with the reissuance or modification of any of the obligations; providing that any of the obligations may be consolidated with other obligations of the City and issued as a single series of bonds, bond anticipation notes and / or refunding bonds; authorizing, directing and empowering officials and employees of the City to take certain actions in connection with the obligations; authorizing modifications of the obligations to be made by resolution unless another action is required; providing that this title shall be deemed a fair summary of this Ordinance for all purposes and allowing fair summaries to be in another format as provided herein; providing that the provisions of this Ordinance shall be liberally construed; and otherwise generally relating to the sale, issuance and delivery and payment of and for the obligations.

INTRODUCED by the Council of the City of Bowie, Maryland at a Regular Meeting on September 2, 2025.

A Public Hearing is scheduled to be held at 8:00 p.m., Monday, September 15, 2025 in the Council Chambers at Bowie City Hall, 15901 Fred Robinson Way, Bowie, MD 20716. All interested residents are encouraged to attend.

Sign language interpreters and /or other accommodations for individuals with disabilities will be provided upon request to the City Clerk.

Alfred D. Lott
City Manager

150599 (9-11)

LEGALS

NOTICE

Notice is hereby given to the public that, pursuant to Art. XI-E of the Md. Constitution and § 4-304 of the Local Government Article of the Annotated Code of Md., the Board of Commissioners of The Town of Upper Marlboro, Maryland, in a public meeting assembled on August 26, 2025, duly adopted Charter Amendment Resolution No. 03-2025,

A resolution of the Board of Commissioners of the Town of Upper Marlboro, Maryland, amending various sections, of the charter of the Town of Upper Marlboro to modernize the charter by updating state law references (§ 82-49 when taxes are overdue; § 82-82 condemnation), to use gender neutral language (§ 82-51 fees; § 82-75 right of entry), and to make other nonsubstantive amendments (§ 82-24 registration; § 82-63 control of public ways).

The amendments shall become effective and be considered a part of the Charter of the Town of Upper Marlboro on October 15, 2025, unless on or before October 5, 2025, there shall be presented to the Board of Commissioners of the Town of Upper Marlboro, or mailed to it by registered mail, a petition submitted in accordance with State law signed by at least twenty percent (20%) of the qualified voters in municipal elections of the Town of Upper Marlboro, requesting that the proposed amendment be submitted to referendum to the voters of Town of Upper Marlboro.

A complete copy of the Charter Amendment Resolution may be obtained electronically by email at clerk@uppermarlboromd.gov, or in-person from the Town Administrator’s Office at Town Hall, 14211 School Lane between the hours of 9 a.m. and 5 p.m., Monday through Friday.

Clayton A. Anderson
Town Administrator

150581 (9-11,9-18,9-25,10-2)

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

12437 SURREY CIRCLE DRIVE
FORT WASHINGTON, MD 20744

By authority contained in a Deed of Trust dated February 8, 2007 and recorded in Liber 27304, Folio 440, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$560,000.00, and an interest rate of 3.875%, 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 30, 2025 AT 11:30 AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$33,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

Richard E. Solomon, et al.
Substitute Trustees

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

150607 (9-11,9-18,9-25)

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

3914 ESSEX COURT
TEMPLE HILLS, MD 20748

By authority contained in a Deed of Trust dated December 21, 2006 and recorded in Liber 27070, Folio 533, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$240,305.00, and an interest rate of 6.870%, 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 30, 2025 AT 11:30 AM

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

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Richard E. Solomon, et al.
Substitute Trustees

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

150608 (9-11,9-18,9-25)

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

13207 CRESTMAR COURT
UPPER MARLBORO, MD 20772

By authority contained in a Deed of Trust dated October 26, 2015 and recorded in Liber 37575, Folio 194, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$480,460.00, and an interest rate of 3.625%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

SEPTEMBER 30, 2025 AT 11:30 AM

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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 \$52,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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Richard E. Solomon, et al.
Substitute Trustees

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

150609 (9-11,9-18,9-25)

The Prince
George’s Post
Your Newspaper
of Legal Record
301-627-0900

YEAR	MAKE	MODEL	VIN
2007	Hyundai	Santa Fe	5NMSG73D07H063508
2018	Ford	Escape	1FMCU9HD1JU066532
2015	Audi	A3	WAUACGFF2F1011145
2011	Jeep	Cherokee	1J4RS4GG1BC658594
2006	Land Rover	Range Rover	SALSF25416A910962
2009	Jeep	Liberty	1J8GN58K19W536610
2018	Chevrolet	Camaro	1G1FD1RX7J0103107
2011	Nissan	Altima	1N4AL2AP2BC172363
2004	Jaguar	S Type	SAJEA01U04HN00852
2018	Chrysler	Pacifica	2C4RC1N71JR258433
2025	Honda	Civic	2HGFE2F54SH558735
2005	Nissan	Altima	1N4AL11DX5N925095
2014	Dodge	Avenger	1C3CDZAB0EN143793
2007	Lexus	ES	JTHBJ46G972003655
2003	GMC	Yukon	1GKFK66UX3J229631
2016	Volkswagen	Jetta	3VWD67AJ6GM257149
2003	Buick	Park Avenue	1G4CU541034157439
2000	Honda	Odyssey	2HKRL1869YH593921

150601 (9-11)

LEGALS

ORDER OF PUBLICATION
BY POSTING

KYLE SHREVE

VS.

TINA JONES

In the Circuit Court for
Prince George’s County, Maryland
Case Number: C-16-FM-25-004695

ORDERED, ON THIS 5th day of September, 2025, by the Circuit Court for Prince George’s County MD:

That the Defendant, TINA JONES is hereby notified that the Plaintiff, has filed a COMPLAINT FOR CUSTODY naming him/ her as the defendant and stating that the Defendant’s last known address is: 3 Pooks Hill Road #916, Bethesda, MD, 20814, and therefore it is;

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

ORDERED, said publication to be completed by the 5th day of October 2025; and it is further;

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

ORDERED, THAT THE DEFENDANT, TINA JONES, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 4th day of November, 2025, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DEFAULT.

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

True Copy—Test:
Mahasin El Amin, Clerk
150596 (9-11,9-18,9-25)

LEGALS

L. Paul Jackson, II
1101 Mercantile Lane, Suite 240
Largo, Maryland 20774
301-925-1800

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DOLLY A. STEVENSON

Notice is given that Mary Meredith, whose address is 4122 Lane Place, NE, Washington, DC 20019, was on August 28, 2025 appointed Personal Representative of the estate of Dolly A. Stevenson, who died on June 30, 2025 without a will.

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

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

MARY MEREDITH
Personal Representative

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

Estate No. 138471
150593 (9-11,9-18,9-25)

ORDER OF PUBLICATION
BY POSTING

CLEO NASH

VS.

CECILIA DYSON, ET AL.

In the Circuit Court for
Prince George’s County, Maryland
Case Number: C-16-FM-24-008472
Other Reference Number(s):
CAD22-15484; C-16-FM-24-002070

ORDERED, ON THIS 28th day of August, 2025, by the Circuit Court for Prince George’s County MD:

That the Defendant, JOHN DOE is hereby notified that the Plaintiff, has filed a COMPLAINT FOR CHILD CUSTODY, VISITATION, AND OTHER APPROPRIATE RELIEF naming him/ her as the defendant and the further relief of and stating that the Defendant’s last known address is: UNKNOWN, UNKNOWN and therefore it is;

ORDERED, that this Order shall be posted at the Court House door in accordance with Maryland Rule 2-122(a)(1), said posting to be completed by the 27th day of September 2025; and it is further;

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

ORDERED, said publication to be completed by the 27th day of September 2025; and it is further;

ORDERED, THAT THE DEFENDANT, JOHN DOE, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 27th day of October 2025, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DEFAULT.

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

True Copy—Test:
Mahasin El Amin, Clerk
150579 (9-4,9-11,9-18)

LEGALS

Shawn S. Haight, Jr.
308 Crain Highway NW
Glen Burnie, MD 21061
410-590-7700

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CARLOTTA A. PRICE

Notice is given that Valerie Barnes, whose address is 6500 Columbia Terrace, Hyattsville, MD 20785, was on August 28, 2025 appointed Personal Representative of the estate of Carlotta A. Price, who died on February 12, 2017 without a will.

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

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

VALERIE BARNES
Personal Representative

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

Estate No. 138356
150594 (9-11,9-18,9-25)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARY LUCILLE COCKE

Notice is given that Leslie Ambrose, whose address is 12416 Melody Turn, Bowie, MD 20715-2940, was on August 29, 2025 appointed Personal Representative of the estate of Mary Lucille Cocke who died on June 23, 2025 with a will.

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

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

LESLIE AMBROSE
Personal Representative

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

Estate No. 138216
150588 (9-11,9-18,9-25)

LEGALS

Douglas L. Burgess
8640 Ridgelys Choice Drive
Suite 201A
Nottingham, MD 21236
410-870-5200

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MOLLY KATZ
AKA: MARSHA KATZ

Notice is given that Douglas L. Burgess, whose address is 8640 Ridgelys Choice Drive Ste 201A, Nottingham, MD 21236, was on August 26, 2025 appointed Personal Representative of the estate of Molly Katz AKA Marsha Katz who died on August 7, 2025 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 26th 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.

DOUGLAS L. BURGESS
Personal Representative

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

Estate No. 138485
150564 (9-4,9-11,9-18)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PATRICIA LEE AHERN

Notice is given that Patrick J Ahern II, whose address is 14809 Arabian Ln, Bowie, MD 20715, was on August 28, 2025 appointed Personal Representative of the estate of Patricia Lee Ahern who died on August 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 28th 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.

PATRICK J AHERN II
Personal Representative

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

Estate No. 138488
150589 (9-11,9-18,9-25)

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

Helen M Whelan
Landsman Law Group
200-A Monroe Street Suite 110
Rockville, MD 20850
240-403-4300

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOSEPH LEROY ADDISON SR

Notice is given that Robyn L Addison, whose address is 7901 Fox Lair Ct, Clinton, MD 20735, was on August 21, 2025 appointed Personal Representative of the estate of JOSEPH LEROY ADDISON SR, who died on March 12, 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 21st 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.

ROBYN L ADDISON
Personal Representative

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

Estate No. 133403
150573 (9-4,9-11,9-18)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WOODROW NATHAN BURNS

Notice is given that Gloria Morris, whose address is 101 Sheridan Street, NE, Washington, DC 20011, was on January 28, 2025 appointed Personal Representative of the estate of Woodrow Nathan Burns, who died on October 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 (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 28th day of July, 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.

GLORIA MORRIS
Personal Representative

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

Estate No. 135831
150491 (8-28,9-4,9-11)

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LEGALSLegal Notice

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

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

ENTITLING 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)

LEGALSLegal Notice

TRUSTEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated 11/20/2024, recorded 1/3/2025, in Liber 50470 at folio 78 among the Land Records of Prince George’s County, Maryland, against: Lucy S. Sweeney and by virtue of the power and authority granted by Order of Court, dated 5/8/2005, entered in Civil Case No. C-16-CV-25-002431 in the Circuit Court for Prince George’s County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George’s County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

WEDNESDAY, SEPTEMBER 24, 2025, AT 11:00 AM

the real property described as follows:

One 466,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the “Timeshare Project”) as described in “Declaration of Condominium for Capital Cove at National Harbor, a Condominium” dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George’s County, Maryland (“Land Records”) in Liber 31006, folio 457 et seq., (the “Declaration”) with one or more plats attached (the “Plats”), (the Declaration and the Plats, collectively, the “Timeshare Declaration”).

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 466,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George’s County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in “as is” condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid Association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser’s sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall

LEGALSLegal Notice

be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of sale.

Daniel C. Zickefoose, Trustee

150546(9-4,9-11,9-18)

LEGALSLegal Notice

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

9017 50TH PLACE COLLEGE PARK, MD 20740

By authority contained in a Deed of Trust dated September 16, 2016 and recorded in Liber 38691, Folio 126, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$262,108.00, and an interest rate of 4.000%, 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 30, 2025 AT 11:30 AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$25,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/ HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

Richard E. Solomon, et al.
Substitute Trustees

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150605(9-11,9-18,9-25)

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SUBSTITUTE TRUSTEES’ SALE OF IMPROVED REAL PROPERTY

9013 PINEHURST DRIVE FORT WASHINGTON, MD 20744

By authority contained in a Deed of Trust dated October 29, 2014 and recorded in Liber 36471, Folio 519, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$208,587.00, and an interest rate of 4.000%, 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 30, 2025 AT 11:30 AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$20,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/ HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

Richard E. Solomon, et al.
Substitute Trustees

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

150606(9-11,9-18,9-25)

LEGALSLegal Notice

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

3808 ELDBRIDGE TERRACE BOWIE, MD 20716

By authority contained in a Deed of Trust dated September 30, 2022 and recorded in Liber 48294, Folio 112, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$348,570.00, and an interest rate of 6.125%, 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 30, 2025 AT 11:30 AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$33,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/ HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

Richard E. Solomon, et al.
Substitute Trustees

Tidewater Auctions, LLC
(410) 825-2900
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150604(9-11,9-18,9-25)

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SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE
Improved by premises known as
as 714 Eucla Drive, Waldorf, MD 20601

By virtue of the power and authority contained in a Deed of Trust from JANIQUE F. MÜCKELVENE, dated March 29, 2017 and recorded in Liber 39429 at Folio 387 among the land records of PRINCE GEORGE’S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George’s County Courthouse Complex, Upper Marlboro, Maryland on

WEDNESDAY, OCTOBER 1, 2025 AT 3:00 P.M.

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

BEING KNOWN AND DESIGNATED as lot numbered two (2) in Block A, in the subdivision known as Blocks A & B, Accokeek Acres”, as per Plat thereof recorded among the Land Records of Prince George’s County, Maryland in Plat Book WWW 63, folio 10.

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

TERMS OF SALE: A deposit of \$10,500.00 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 4.50% 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, SAMUEL D. WILLIAMOWSKY, 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

150610(9-11,9-18,9-25)

LEGALS

TRUSTEE'S SALE
OF TIMESHARE INTEREST IN VALUABLE
IMPROVED REAL ESTATE

Improved by the premises known as
250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated 11/20/2024, recorded 1/3/2025, in Liber 50468 at folio 287 among the Land Records of Prince George's County, Maryland, against: James H Dwight and Elizabeth V Dwight, Trustees of The DMB Trust, dated November 27, 2012 and by virtue of the power and authority granted by Order of Court, dated 5/5/2005, entered in Civil Case No. C-16-CV-25-002410 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

WEDNESDAY, SEPTEMBER 24, 2025, AT 11:00 AM

the real property described as follows:

One 1,632,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a /an Annual Ownership Interest and has been allocated 1,632,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of sale.

Daniel C. Zickefoose, Trustee

150536 (9-4-9-11,9-18)

LEGALS

TRUSTEE'S SALE
OF TIMESHARE INTEREST IN VALUABLE
IMPROVED REAL ESTATE

Improved by the premises known as
250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated 11/20/2024, recorded 1/3/2025, in Liber 50468 at folio 290 among the Land Records of Prince George's County, Maryland, against: Rebecca I. Newton and by virtue of the power and authority granted by Order of Court, dated 5/8/2005, entered in Civil Case No. C-16-CV-25-002412 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

WEDNESDAY, SEPTEMBER 24, 2025, AT 11:00 AM

the real property described as follows:

One 168,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a /an Annual Ownership Interest and has been allocated 168,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

LEGALS

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of sale.

Daniel C. Zickefoose, Trustee

150537 (9-4-9-11,9-18)

LEGALS

TRUSTEE'S SALE
OF TIMESHARE INTEREST IN VALUABLE
IMPROVED REAL ESTATE

Improved by the premises known as
250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated 11/20/2024, recorded 1/3/2025, in Liber 50468 at folio 293 among the Land Records of Prince George's County, Maryland, against: Jessie T. Chamberlain and David Chamberlain and by virtue of the power and authority granted by Order of Court, dated 5/8/2005, entered in Civil Case No. C-16-CV-25-002414 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

WEDNESDAY, SEPTEMBER 24, 2025, AT 11:00 AM

the real property described as follows:

One 1,970,000/389,331,000 fractional fee simple undivided Designated Vacation Ownership Interest (the "Designated VOI") in the 18 Designated VOI Units numbered 707, 722, 807, 822, 922, 1101, 1102, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121 and 1122 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Designated VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Designated VOIs and excludes any interest in both the Standard VOI Units and the Commercial Sub-Units. Designated VOI Units total 18, and are all Residential Sub-Units that are not the 232 Standard VOI Units which 18 Designated VOI Units are outlined above. The Designated VOI possesses a /an Annual Ownership Interest and has been allocated 1,970,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Designated VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of sale.

Daniel C. Zickefoose, Trustee

150538 (9-4-9-11,9-18)

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LEGALS

TRUSTEE'S SALE
OF TIMESHARE INTEREST IN VALUABLE
IMPROVED REAL ESTATE

Improved by the premises known as
250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated 11/20/2024, recorded 1/3/2025, in Liber 50468 at folio 296 among the Land Records of Prince George's County, Maryland, against: Robert N Jones and by virtue of the power and authority granted by Order of Court, dated 5/8/2005, entered in Civil Case No. C-16-CV-25-002415 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

WEDNESDAY, SEPTEMBER 24, 2025, AT 11:00 AM

the real property described as follows:

One 84,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a /an Biennial Ownership Interest and has been allocated 168,000 Points at the time of purchase for use by the Grantees in Odd year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of sale.

Daniel C. Zickefoose, Trustee

150539 (9-4-9-11,9-18)

LEGALS

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)

LEGALS

TRUSTEE'S SALE
OF TIMESHARE INTEREST IN VALUABLE
IMPROVED REAL ESTATE

Improved by the premises known as
250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated 11/20/2024, recorded 1/3/2025, in Liber 50468 at folio 308 among the Land Records of Prince George’s County, Maryland, against: Delores M. Woods and Willie J. Woods and by virtue of the power and authority granted by Order of Court, dated 5/9/2005, entered in Civil Case No. C-16-CV-25-002424 in the Circuit Court for Prince George’s County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George’s County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

WEDNESDAY, SEPTEMBER 24, 2025, AT 11:00 AM

the real property described as follows:

One 192,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the “Timeshare Project”) as described in “Declaration of Condominium for Capital Cove at National Harbor, a Condominium” dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George’s County, Maryland (“Land Records”) in Liber 31006, folio 457 et seq., (the “Declaration”) with one or more plats attached (the “Plats”), (the Declaration and the Plats, collectively, the “Timeshare Declaration”).

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 192,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George’s County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in “as is” condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser’s sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of sale.

Daniel C. Zickefoose, Trustee

150543 (9-4-9-11,9-18)

LEGALS

TRUSTEE'S SALE
OF TIMESHARE INTEREST IN VALUABLE
IMPROVED REAL ESTATE

Improved by the premises known as
250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated 11/20/2024, recorded 1/3/2025, in Liber 50470 at folio 72 among the Land Records of Prince George’s County, Maryland, against: LYNN FULMORE AND CHERYL LYNETTE FULMORE and by virtue of the power and authority granted by Order of Court, dated 5/8/2005, entered in Civil Case No. C-16-CV-25-002429 in the Circuit Court for Prince George’s County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George’s County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

WEDNESDAY, SEPTEMBER 24, 2025, AT 11:00 AM

the real property described as follows:

One 1,038,000/389,331,000 fractional fee simple undivided Designated Vacation Ownership Interest (the “Designated VOI”) in the 18 Designated VOI Units numbered 707, 722, 807, 822, 922, 1101, 1102, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121 and 1122 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Designated VOI Units in Capital Cove at National Harbor, a Condominium (the “Timeshare Project”) as described in “Declaration of Condominium for Capital Cove at National Harbor, a Condominium” dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George’s County, Maryland (“Land Records”) in Liber 31006, folio 457 et seq., (the “Declaration”) with one or more plats attached (the “Plats”), (the Declaration and the Plats, collectively, the “Timeshare Declaration”).

This conveyance applies only to Residential Sub-Units containing Designated VOIs and excludes any interest in both the Standard VOI Units and the Commercial Sub-Units. Designated VOI Units total 18, and are all Residential Sub-Units that are not the 232 Standard VOI Units which 18 Designated VOI Units are outlined above. The Designated VOI possesses a/an Annual Ownership Interest and has been allocated 1,038,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Designated VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George’s County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in “as is” condition without warranty of any kind. The property is being sold subject to all conditions, covenants, re-

LEGALS

strictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser’s sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of sale.

Daniel C. Zickefoose, Trustee

150544 (9-4-9-11,9-18)

LEGALS

TRUSTEE'S SALE
OF TIMESHARE INTEREST IN VALUABLE
IMPROVED REAL ESTATE

Improved by the premises known as
250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated 11/20/2024, recorded 1/3/2025, in Liber 50470 at folio 75 among the Land Records of Prince George’s County, Maryland, against: Laurence Go and Astrid Go and Maria Go and by virtue of the power and authority granted by Order of Court, dated 5/8/2005, entered in Civil Case No. C-16-CV-25-002430 in the Circuit Court for Prince George’s County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George’s County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

WEDNESDAY, SEPTEMBER 24, 2025, AT 11:00 AM

the real property described as follows:

One 500,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the “Timeshare Project”) as described in “Declaration of Condominium for Capital Cove at National Harbor, a Condominium” dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George’s County, Maryland (“Land Records”) in Liber 31006, folio 457 et seq., (the “Declaration”) with one or more plats attached (the “Plats”), (the Declaration and the Plats, collectively, the “Timeshare Declaration”).

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 500,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George’s County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in “as is” condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser’s sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of sale.

Daniel C. Zickefoose, Trustee

150545 (9-4-9-11,9-18)

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: 9/18/2025.

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

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

2014	FORD	FIESTA	MD	3EB5654	3FADP4AJ1EM220642
2002	VOLKSWAGEN	PASSAT			WVWPD63B42P301688
2021	DODGE	CHARGER	MD	7FB2890	2C3CDXCT5MH594719
2017	NISSAN	VERSA	NC	PLE4667	3N1CN7AP7HL870154
2005	FORD	EXPRESS			1FTRE14W35HA86765
2002	HONDA	ACCORD	VA	TUE6156	1HGSE26822L077013

150613 (9-11)

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: 9/18/2025.

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

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

2006 ACURA MDX 2HNYD18236H539651

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

2007	INTERNATIONAL	M2	MD	3EZ1792	1FVACWDC37HW95495
2012	GMC	TERRAIN			2GKALMEK7C6235251
2011	FORD	FUSION	DC	FT9458	3FADP0L31BR272214
2003	WABASH	TRAILER			1JJV532W131.826960
2012	CHEVROLET	MALIBU			1G1ZD5EU7CF135068
2014	PETERBILT	587	MD	38607F	1XP4D49X0ED210903
2019	FREIGHTLINER	CASCADIA			3AKJHHDR6KSKG9263
2007	INTERNATIONAL	BOX TRUCK	MD	7EN6101	1HTMMAAL17H360283
2012	BUICK	ENCLAVE	MD	7DB8384	5GAKRBEDOCJ360746
2002	INTERNATIONAL	3000IC	MD	NY KSJ8141	1HVBRABP42B920892

2015	NISSAN	ALTIMA			1N4AL3AP4FN379692
2006	VOLKSWAGEN	JETTA			3VWSF71K26M757372
2016	CHEVROLET	CRUZE			1G1PC5G4G7220992
2002	ACURA	TL			19UUA56692A008569

ABANDONED TRAILER
2003 WABASH ORANGE TRAILER WITH THE NUMBER:1953.
LOCATION:
5150 LAWRENCE PL, HYATTSVILLE, MD 20781



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

2010	GMC	YUKON			1GKUKGEJ0AR172231
2003	LINCOLN	NAVIGATOR	VA	UJW2908	5LMFU28R63LJ06557
1996	CHEVROLET	C6			1GBG6D1BXGV102783

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

2006 MAZDA 6 1YVHP80C865M29464

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

2015	CHEVROLET	TAHOE	MD	1EC2643	1GNSKBKC4FR252397
2022	CHEVROLET	TRAVERSE			1GNERJKW6NJJ12782
2013	HYUNDAI	ELANTRA	WV	730958	5NPDPH4AE5DH335078
1998	FORD	E-450	TX	TX148244	1FDXE47S3WVBH98975
2003	CHEVROLET	2500			1GC1HK23UX3F232839
2013	FIAT	500			3C3CFFAR7D1745563
2011	FORD	TAURUS			1FAHP2EW5BG188652
2000	TOYOTA	SOLARA			2T1CF28P6YC923719
1997	FORD	F350	MS	JGP3341	1FTJW35F4VEA20232
2007	TRAILER		MD	188522X	5W0FC32207I.002456
2010	CHRYSLER	TOWN & COUNTRY			2A4RR4DE9AR161913
1990	FORD	F-350			2FDKF37M4LCA96256
2008	LEXUS	LS460	MD	5DL2188	JTHBL46F885065128
2012	SUZUKI	GSK	MD	727M666	JS1GT78A7C2100515
2006	HONDA	CBR1000			JH2SC5C7076M201311

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

2000	FORD	EXPEDITION			1FMPU18LXYLA78699
2012	KIA	SORENTO			5XYKUDA23CG208019

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

2006	HONDA	ACCORD	VA	4NUGTZ	1HGCM56186A025960
2012	HONDA	CIVIC			2HGFB2E59CH3524267
2014	NISSAN	VERSA			3N1CN7APXEL837290
2011	NISSAN	ROGUE			JN8AS5MV0BW677264
2013	NISSAN	SENTRA	FL	KSST03	3N1AB7AP1DL649515
2009	ACURA	MDX			2HNYD28649H514884
2004	FORD	EXPEDITION	VA	TTB1047	1FMPU17LX4LA67368
2011	CHEVROLET	MALIBU			1G1ZE5E78BF262000
2007	CADILLAC	CTS	VA	TUV9734	1G6DP57770I110652
2004	KIA	OPTIMA	MD	7EP9381	KNAGD128545339791
2013	DODGE	AVENGER			1C3CDZAB8DN626558
2002	HONDA	CIVIC			1HGEM2198L102829
2005	CHEVROLET	TAHOE			1GNEK13T05R272358

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

2014	LEXUS	ES350	VA	TTP3122	JTHBK1GG8E2109361
2005	CHEVROLET	COLORADO	IN	TK5310DX	1GCDT136258144110
2002	LEXUS	300	MD	41747CH	JTJHF10U02040899
2002	BMW	540	MD	2DM4060	WBADN634XZGN87528
2008	TOYOTA	AVALON			4T1BK36BX8U312212

150614 (9-11)

The Prince
George’s Post
Your Newspaper
of Legal Record
301-627-0900

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.

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 Turcious 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

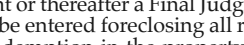
The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months (or nine months if the Property was listed as a Principal Residence by the Maryland Department of Assessments and Taxation on the date of the sale) from the date of 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
Jason Murphy
John Ansell
Jason Beers
Brandon Ewing
1099 Winterson Road, Suite 301
Linthicum Heights, MD 21090
Substitute Trustees,
Plaintiffs

v.

Prexty-Levan LLC

AND

Bola Sulman,
a/k/a Bola O Sulman

AND

Prexty-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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