

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

2354 SETON WAY  
DISTRICT HEIGHTS, MD 20747

By authority contained in a Deed of Trust dated January 9, 2014 and recorded in Liber 35640, Folio 196, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$143,125.00, 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

OCTOBER 28, 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 \$9,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/ HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

Richard E. Solomon, et al.,  
Substitute Trustees

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

150837 (10-9,10-16,10-23)

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 January 03, 2025, in Liber 50469 at folio 555 among the Land Records of Prince George’s County, Maryland, against:  
MYRNA J. PETERS AND MAURICE J. TELLIER  
and by virtue of the power and authority granted by Order of Court, dated March 14, 2025, entered in Civil Case No. C-16-CV-25-001356 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, OCTOBER 29, 2025, AT 11:00 AM

the real property described as follows:

One 154,000/ 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 154,000 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

LEGALS

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

150816 (10-9,10-16,10-23)

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

5005 ASHFORD DRIVE  
UPPER MARLBORO, MD 20772

By authority contained in a Deed of Trust dated September 21, 2007 and recorded in Liber 28679, Folio 517, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$459,000.00, 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

OCTOBER 14, 2025 AT 11:30 AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$46,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/ HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

Richard E. Solomon, et al.,  
Substitute Trustees

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

150673 (9-25,10-2,10-9)

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 January 03, 2025, in Liber 50469 at folio 570 among the Land Records of Prince George’s County, Maryland, against:  
JOSIAH A. SCHUMANN AND PETER A. SCHUMANN  
and by virtue of the power and authority granted by Order of Court, dated March 14, 2025, entered in Civil Case No. C-16-CV-25-001350 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, OCTOBER 29, 2025, AT 11:00 AM

the real property described as follows:

One 308,000/ 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 308,000 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, ex-

LEGALS

amination 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

150817 (10-9,10-16,10-23)

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

9614 BALDHILL ROAD  
BOWIE, MD 20721

By authority contained in a Deed of Trust dated December 23, 2005 and recorded in Liber 23874, Folio 595, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$464,000.00, 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

OCTOBER 14, 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 \$41,000.00 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

150674 (9-25,10-2,10-9)

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

2024 IVERSON STREET  
TEMPLE HILLS, MD 20748

By authority contained in a Deed of Trust dated January 5, 1998 and recorded in Liber 11887, Folio 135, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$140,800.00, and an interest rate of 5.125%, 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

OCTOBER 28, 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 \$7,700.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/ HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

Richard E. Solomon, et al.,  
Substitute Trustees

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

150839 (10-9,10-16,10-23)



LEGALS

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

**SUBSTITUTE TRUSTEES’ SALE OF IMPROVED  
REAL PROPERTY**

**2620 KENNISON LANE  
BOWIE, MD 20715**

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

OCTOBER 14, 2025 AT 10:00 AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$29,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/ HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

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

150667 (9-25,10-2,10-9)

LEGALS

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on March 20, 2006, a certain Deed of Trust was executed by Francis C. Rustin, and Alver E. Rustin as Grantor(s) in favor of Wells Fargo bank N.A. as Beneficiary, and George Ballman as Trustee(s), and was recorded on May 5, 2006, in Book 25007, Page 493 in the Office of the Land Records for Prince George’s County, Maryland; and

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

WHEREAS, the Deed of Trust is now owned by the Secretary, pursuant to an assignment dated March 25, 2020, and recorded on April 3, 2020, in Book 43338, Page 33, in the office of the Land Records for Prince George’s County, Maryland; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on May 19, 2025, was not made and remains wholly unpaid as of the date of this notice, and a Borrower has died and the Property is not the principal residence of at least one surviving Borrower, and no payment has been made sufficient to restore to the loan to currency; and

WHEREAS, the entire amount delinquent as of August 25, 2025 is \$263,684.54; and

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

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary’s designation of me as Foreclosure Commissioner, notice is hereby given that on October 14, 2025 at 11:30 am local time, all real and personal property at or used in connection with the following described premises (“Property”) will be sold at public auction to the highest bidder:

See attached Exhibit A

Commonly known as: 7622 Allendale Circle, Hyattsville, MD 20785

Tax ID: 13-1543180

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

The Secretary of Housing and Urban Development will bid \$263,684.54.

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

When making their bids, all bidders except the Secretary must submit a deposit totaling \$26,500.00 in the form of a certified check or cashier’s check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$26,500.00 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier’s check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

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

If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the

LEGALS

foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder.

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

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

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

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

Date: August 26, 2025

Cohn, Goldberg & Deutsch, LLC  
Foreclosure Commissioner

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

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

EXHIBIT “A”

BEGIN KNOWN AND DESIGNATED as Lot numbered Twelve (12) in Block numbered and lettered Eight-A (8-A) in the subdivision known as Section Two, Palmer Park as per plat of said subdivision recorded in Plat Book WWW 36 at Plat 31, among the Land Records of Prince George’s County, Maryland, being in the 13th Election District County of said County. The improvements thereon being known as No. 7622 Allendale Circle.

Tax ID: 13-1543180

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

150668 (9-25,10-2,10-9)

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**

**8849 EAST GROVE  
UPPER MARLBORO, MD 20774**

By authority contained in a Deed of Trust dated February 18, 2005 and recorded in Liber 21757, Folio 153, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$109,000.00, and an interest rate of 7.000%, 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

OCTOBER 14, 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 \$5,400.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/ HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

Richard E. Solomon, et al.,  
Substitute Trustees

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

150672 (9-25,10-2,10-9)

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**

**9401 DANIA COURT  
FORT WASHINGTON, MD 20744**

By authority contained in a Deed of Trust dated April 19, 2019 and recorded in Liber 42142, Folio 485, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$305,250.00, and an interest rate of 5.750%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

OCTOBER 14, 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 \$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.

Richard E. Solomon, et al.,  
Substitute Trustees

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

150675 (9-25,10-2,10-9)

NOTICE OF INTENT TO DISPOSE OF  
IMPOUNDED VEHICLES

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

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

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

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

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

YEAR	MAKE	MODEL	VIN
2004	Chevrolet	Trailblazer	1GNDT13S342125104
2018	Chevrolet	Impala	2G1105S3XJ9157317
2014	Jeep	Cherokee	1C4RJECT4EC126102
2009	Nissan	Altima	1N4AL21E69N533087
2011	Honda	Accord	1HGCP2F34BA054874
2002	Chevrolet	Tahoe	1GNFK13Z72R188019
2015	Jeep	Grand Cherokee	1C4RJFAG0FC653342
2015	Nissan	Rogue	KNMAT2MV4FP516634
2009	Ford	Focus	1FAHP35N79W205867
2009	Lincoln	MKS	1LNHM94R09G600201
2007	Nissan	Altima	1N4BL21E37C171152
2022	Toyota	Corolla	5YFEPMAE0NP318216
2008	Toyota	Rav4	JTMBD32V286078375
2013	Tesla	S	5YJSA1CN2DFF11130
2008	Hyundai	Azera	KMHFC46D78A333400
2001	BMW	X5	WBAFA53501LM66536
2007	Nissan	Altima	1N4AL21E17N462684

150891 (10-9)

PUBLIC NOTICE

DRAFT SUBSTANTIAL AMENDMENT  
TO THE  
PRINCE GEORGE’S COUNTY  
FISCAL YEAR (FY) 2026  
ANNUAL ACTION PLAN  
FOR  
HOUSING AND COMMUNITY DEVELOPMENT

The Prince George’s County Draft Substantial Amendment to the Fiscal Year (FY) 2026 Annual Action Plan (AAP) for Housing and Community Development is now available for public comment for a period of 30 days. **The public comment period will end on November 10, 2025.** A copy of the Annual Action Plan is available at the Department of Housing and Community Development (“DHCD”) at 9200 Basil Court, Suite 306, Largo, Maryland 20774, the County’s website: [www.princegeorgescountymd.gov/sites/dhcd/resources/plansandreports/](http://www.princegeorgescountymd.gov/sites/dhcd/resources/plansandreports/), or can be mailed upon request by contacting DHCD at (301) 883-6511.

The purpose of the Substantial Amendment to the FY 2026 Annual Action Plan is to include a new HOME Investment Partnerships (HOME) Program activity.

Proposed HOME funded project(s):

• New Carrollton – Affordable – Phase 4	<u>\$2,500,000.00</u>
<b>Total:</b>	<b>\$2,500,000.00</b>

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

For more information, please contact Community Planning and Development (CPD) Division at (301) 883-6511, TDD (301) 883-5428.

Prince George’s County affirmatively promotes equal opportunity and does not discriminate on the basis of race, color, gender, religion, ethnic or national origin, disability, or familial status in admission or access to benefits in programs or activities.

By Authority of:  
Jonathan Butler, Acting Director  
Prince George’s County  
Department of Housing and Community Development  
9200 Basil Court, Suite 306  
Largo, Maryland 20774  
Date: October 9, 2025

150892 (10-9)

LEGALS

Gary S. Tosadori, Esquire  
Peter Angelos Law  
100 North Charles Street  
Baltimore, MD 21201  
(410) 426-3200

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**MAURICE KARL GRAHAM, JR.**

Notice is given that Timothy Karl Graham, whose address is 1664 Spicewood Lane, Casselberry, Florida 32707, was on September 10, 2025 appointed personal representative of the small estate of Maurice Karl Graham, Jr. who died on August 22, 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, except if the decedent died before October 1, 1992, nine months from the date of 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.

TIMOTHY KARL GRAHAM  
Personal Representative

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

Estate No. 138752

150848 (10-9)

LEGALS

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

**In The Estate Of:  
SUSAN ELAINE CALERO**  
Estate No.: 138027

**NOTICE OF  
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **November 19, 2025 at 10:30 A.M.**

This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

150737 (10-2,10-9)

IT PAYS TO  
ADVERTISE

The  
Prince  
George's Post

CALL



Brenda Boice

301 627 0900

LEGALS

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**EMMA L WARREN  
AKA: EMMA LEONIA WARREN**

Notice is given that Leonard J Warren, whose address is 7232 Donnell Place Apt B7, Forestville, MD 20747, was on September 10, 2025 appointed Personal Representative of the estate of EMMA L WARREN, who died on February 26, 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 10th 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.

LEONARD J WARREN  
Personal Representative

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

Estate No. 106115

150701 (9-25,10-2,10-9)

LEGALS

Julian J. Moss, Esquire  
Parker Simon Law LLC  
110 N. Washington Street Suite 500  
Rockville, MD 20850  
301-656-5775

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**ELIZABETH HAMILTON**

Notice is given that Michelle J. Simon, Esquire whose address is 110 N. Washington St Ste 500, Rockville, MD 20850-2230, was on September 10, 2025 appointed Personal Representative of the estate of ELIZABETH HAMILTON, who died on December 21, 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.

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

- (1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or
- (2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

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

MICHELLE J. SIMON, ESQUIRE  
Personal Representative

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

Estate No. 132539

150764 (10-2,10-9,10-16)

LEGALS

NOTICE

Notice is hereby given to the public that pursuant to Article XI-E of the Maryland Constitution, Section 4-304 of the Local Government Article of the Annotated Code of Maryland, the Town Council of The Town of Upper Marlboro, Maryland, in a public meeting assembled on August 26, 2025, duly adopted Charter Amendment Resolution No. 03-2025. The following section of the Town Charter was amended:

B. THE TOWN OF UPPER MARLBORO, CHARTER AMENDMENT RESOLUTION NO. 03-2025: STATE CHANGES A CHARTER AMENDMENT 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, TO USE GENDER NEUTRAL LANGUAGE, AND TO MAKE OTHER NON-SUBSTANTIVE AMENDMENTS.

The amendments shall become effective and be considered a part of the Charter of the Town of Upper Marlboro on October 15, 2025, unless on or before October 05, 2025, there shall be presented to the Town Council of the Town of Upper Marlboro, or mailed to it by registered mail, a petition requesting that the proposed amendment be submitted to referendum to the voters of Town of Upper Marlboro.

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

Telaya Bush  
Deputy Town Manager / Town Clerk

150767 (10-2,10-9,10-16,10-23)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**BLANCA BARDALES**

Notice is given that Lesbia Bardales, whose address is 6701 Duluth St, Hyattsville, MD 20785, and Allan Reyes, whose address is 6701 Duluth St, Hyattsville, MD 20785, were on September 11, 2025 appointed Co-Personal Representatives of the estate of BLANCA BARDALES who died on June 1, 2025 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 11th day of March, 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.

LESBIA BARDALES  
ALLAN REYES  
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. 138372

150702 (9-25,10-2,10-9)

LEGALS

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**RICHARD A JOHNSON**

Notice is given that Lavidia Stevenson, whose address is 10201 Dressage Dr, Upper Marlboro, MD 20772-4686, and Richard Arthur Johnson III, whose address is 2614 Sun Valley Dr, Waldorf, MD 20603-5905, were on September 18, 2025 appointed Co-Personal Representatives of the estate of RICHARD A JOHNSON who died on April 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 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 18th day of March, 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.

LAVIDIA STEVENSON  
RICHARD ARTHUR JOHNSON III  
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. 138064

150765 (10-2,10-9,10-16)

Geeyoun Jennifer Galstad-Lee  
8115 Maple Lawn Blvd  
Suite 350  
Fulton, MD 20759  
202-596-1464

**NOTICE TO CREDITORS OF  
APPOINTMENT OF  
FOREIGN PERSONAL  
REPRESENTATIVE**

NOTICE IS HEREBY GIVEN that the Superior Court of Washington county, District of Columbia appointed Abegboyega Ositelu, whose address is 5034 Sargent Road NE, Washington, DC 20017, as the Personal Representative of the Estate of Helen Abidemi Gbodi who died on April 19, 2020 domiciled in Washington, DC United States.

The Maryland resident agent for service of process is Geeyoun Jennifer Galstad-Lee, 8115 Maple Lawn Blvd, Suite 350, Fulton, MD 20759.

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.

ABEGBOYEGA OSITELU  
Foreign Personal Representative

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

Estate No. 138463

150703 (9-25,10-2,10-9)

LEGALS

Carmiece T Graves Esq  
9701 Apollo Drive Suite 223  
Largo, MD 20774  
240-573-7153

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**JENELLE ANN BARRENS**

Notice is given that Angela Barrens-Alexander, whose address is 2054 Woodshade Ct, Bowie, MD 20721, was on September 16, 2025 appointed Personal Representative of the estate of JENELLE ANN BARRENS, who died on November 24, 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 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 16th 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.

ANGELA BARRENS-ALEXANDER  
Personal Representative

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

Estate No. 138561

150697 (9-25,10-2,10-9)

LEGALS

NOTICE

Notice is hereby given to the public that pursuant to Article XI-E of the Maryland Constitution, Section 4-304 of the Local Government Article of the Annotated Code of Maryland, the Town Council of The Town of Upper Marlboro, Maryland, in a public meeting assembled on September 23, 2025, duly adopted Charter Amendment Resolution No. 01-2025. The following section of the Town Charter was amended:

A CHARTER AMENDMENT RESOLUTION

**OF THE COUNCIL OF THE TOWN OF UPPER MARLBORO, MARYLAND, AMENDING SECTION 82-32 (VACANCIES), OF THE CHARTER OF THE TOWN OF UPPER MARLBORO TO ALTER THE PROCESS FOR FILLING VACANCIES ON THE COUNCIL**

The amendments shall become effective and be considered a part of the Charter of the Town of Upper Marlboro on November 12, 2025, unless on or before November 02, 2025, there shall be presented to the Town Council of the Town of Upper Marlboro, or mailed to it by registered mail, a petition requesting that the proposed amendment be submitted to referendum to the voters of Town of Upper Marlboro.

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

Telaya Bush  
Deputy Town Manager / Town Clerk

150766 (10-2,10-9,10-16,10-23)

LEGALS

Andrew T Richardson, III, Esq.  
1629 K Street NW, Suite 300  
Washington, DC 20006  
202-827-9797

**NOTICE TO CREDITORS OF  
APPOINTMENT OF  
FOREIGN PERSONAL  
REPRESENTATIVE**

NOTICE IS HEREBY GIVEN that the Superior Court of the District of Columbia appointed Andrew T. Richardson, III, whose address is 1629 K Street, NW, Suite 300, Washington, DC 20006, as the Personal Representative of the Estate of Valgene M. Miller a/k/a Valjean Maria Miller a/k/a Valjean W. Miller who died on October 21, 2017 domiciled in the District of Columbia.

The Maryland resident agent for service of process is Brian Woolfolk, Esq., 616 Swan Creek Rd, Fort Washington, MD 20744.

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.

ANDREW T. RICHARDSON, III  
Foreign Personal Representative

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

Estate No. 138048

150704 (9-25,10-2,10-9)

Martin G. Oliverio  
14300 Gallant Fox Lane, Suite 218  
Bowie, MD 20715  
301-383-1856

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**MAHLON HINES**

Notice is given that Martin G. Oliverio, whose address is 14300 Gallant Fox Lane, Suite 218, Bowie, MD 20715, was on September 9, 2025 appointed Personal Representative of the estate of MAHLON HINES, who died on November 24, 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 9th 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.

MARTIN G OLIVERIO  
Personal Representative

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

Estate No. 135553

150698 (9-25,10-2,10-9)

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

**In The Estate Of:  
CHARLES EARL WHITE, JR.**  
Estate No.: 135806

**NOTICE OF  
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Joann White for judicial probate of the will with interlineations dated December 1, 2024, and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **November 4, 2025 at 10:30 A.M.**

This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

150742 (10-2,10-9)

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LEGALS

Martin G Oliverio  
14300 Gallant Fox Lane, Suite 218  
Bowie, Maryland 20715  
301-383-1856

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**GARY L VOLLMER**  
**AKA: GARY LEE VOLLMER**

Notice is given that Martin G Oliv-  
erio, whose address is 14300 Gallant  
Fox Lane, Suite 218, Bowie, Mary-  
land 20715, was on September 22,  
2025 appointed Personal Representa-  
tive of the estate of GARY L  
VOLLMER AKA: GARY LEE  
VOLLMER who died on August 28,  
2025 with a will.

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

All persons having any objection  
to the appointment (or to the pro-  
bate of the decedent’s will) shall file  
their objections with the Register of  
Wills on or before the 22nd day of  
March, 2026.

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

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

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

MARTIN G. OLIVERIO  
Personal Representative

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

Estate No. 138703  
150744 (10-2,10-9,10-16)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**JAMES GIESE**

Notice is given that Harold B.  
Sheppard, whose address is 2152  
Tulsa Rd, Sykesville, MD 21784-  
6662, was on September 12, 2025 ap-  
pointed Personal Representative of  
the estate of JAMES GIESE who died  
on August 2, 2025 with a will.

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

All persons having any objection  
to the appointment (or to the pro-  
bate of the decedent’s will) shall file  
their objections with the Register of  
Wills on or before the 12th day of  
March, 2026.

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

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

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

HAROLD B. SHEPPARD  
Personal Representative

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

Estate No. 138618  
150745 (10-2,10-9,10-16)

THE ORPHANS’ COURT FOR  
PRINCE GEORGE’S COUNTY,  
MARYLAND

P.O. Box 1729  
Upper Marlboro, Maryland 20773

In The Estate Of:  
**PAMELA M. NFOR**  
Estate No.: 133617

NOTICE OF  
JUDICIAL PROBATE

To all Persons Interested in the  
above estate:

You are hereby notified that a pe-  
tition has been filed by Felix Azoh  
for judicial probate for the appoint-  
ment of a personal representative.

A hearing will be held at 14735  
Main Street, Room D4010, Upper  
Marlboro, MD on **November 6, 2025  
at 10:30 A.M.**

This hearing may be transferred or  
postponed to a subsequent time.  
Further information may be ob-  
tained by reviewing the estate file in  
the Office of the Register of Wills.

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

150730 (10-2,10-9)

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  
**PEARL INGE**  
**AKA: PEARLESTER INGE**  
**AKA: PERLESTER INGE**

Notice is given that Brian Inge,  
whose address is 5053 Donovan  
Drive, Alexandria, VA 22304, was on  
September 23, 2025 appointed Per-  
sonal Representative of the estate of  
PEARL INGE AKA: PEARLESTER  
INGE AKA: PERLESTER INGE who  
died on September 7, 2025 with a  
will.

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

All persons having any objection  
to the appointment (or to the pro-  
bate of the decedent’s will) shall file  
their objections with the Register of  
Wills on or before the 23rd day of  
March, 2026.

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

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

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

BRIAN INGE  
Personal Representative

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

Estate No. 138725  
150749 (10-2,10-9,10-16)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**KATHERINE ANN HELENE**

Notice is given that Alan Benjamin  
Helene, whose address is 23 Pierside  
Dr Apt 435, Baltimore, MD 21230-  
5473, was on September 18, 2025 ap-  
pointed Personal Representative of  
the estate of KATHERINE ANN HE-  
LENE who died on August 2, 2025  
with a will.

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

All persons having any objection  
to the appointment (or to the pro-  
bate of the decedent’s will) shall file  
their objections with the Register of  
Wills on or before the 18th day of  
March, 2026.

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

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

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

ALAN BENJAMIN HELENE  
Personal Representative

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

Estate No. 138548  
150746 (10-2,10-9,10-16)

THE ORPHANS’ COURT FOR  
PRINCE GEORGE’S COUNTY,  
MARYLAND

P.O. Box 1729  
Upper Marlboro, Maryland 20773

BEFORE THE REGISTER  
OF WILLS  
IN THE ESTATE OF:  
**LEONARD ROY MILLER SR**  
ESTATE NO: 137574

PUBLIC NOTICE  
TO CAVEAT

To all persons interested in the  
above estate:

Notice is given that a petition to  
caveat has been filed by Gary Miller  
Sr. challenging the will dated De-  
cember 10, 2017.

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

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

150743 (10-2,10-9)

LEGALS

Eugene Brennan Esq  
211 Cinnamon Lane  
Edgewater, MD 21037  
410-991-0538

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**GERALD MALCOLM COOPEY**

Notice is given that Margaret  
Frances Coopey, whose address is 4226  
Aspenridge Dr, Billings, MT  
59106-9610, was on September 19,  
2025 appointed Personal Representa-  
tive of the estate of GERALD MAL-  
COLM COOPEY who died on  
March 24, 2024 with a will.

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

All persons having any objection  
to the appointment (or to the pro-  
bate of the decedent’s will) shall file  
their objections with the Register of  
Wills on or before the 19th day of  
March, 2026.

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

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

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

MARGARET FRANCES COOPEY  
Personal Representative

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

Estate No. 133646  
150751 (10-2,10-9,10-16)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**JULIUS BALOG JR**

Notice is given that Thomas Balog,  
whose address is 5820 Clarks HL,  
Baltimore, MD 21210-1215, was on  
April 3, 2025 appointed Personal  
Representative of the estate of AL-  
BERT WILLISTON WORSLEY JR who  
died on November 3, 2024 with a will.

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

All persons having any objection  
to the appointment (or to the pro-  
bate of the decedent’s will) shall file  
their objections with the Register of  
Wills on or before the 3rd day of Oc-  
tober, 2025.

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

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

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

THOMAS BALOG  
Personal Representative

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

Estate No. 135497  
150747 (10-2,10-9,10-16)

THE ORPHANS’ COURT FOR  
PRINCE GEORGE’S COUNTY,  
MARYLAND

P.O. Box 1729  
Upper Marlboro, Maryland 20773

In The Estate Of:  
**BERNADETTE GOFORTH**  
Estate No.: 136749

NOTICE OF  
JUDICIAL PROBATE

To all Persons Interested in the  
above estate:

You are hereby notified that a pe-  
tition has been filed by Anthony E.  
Ford-Bey for judicial probate for the  
appointment of a personal represen-  
tative.

A hearing will be held at 14735  
Main Street, Room D4010, Upper  
Marlboro, MD on **November 19,  
2025 at 10:30 A.M.**

This hearing may be transferred or  
postponed to a subsequent time.  
Further information may be ob-  
tained by reviewing the estate file in  
the Office of the Register of Wills.

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

150731 (10-2,10-9)

Christine W. Hubbard  
1069 Double Gate Road  
Davidsonville, MD 21035  
410-798-4533

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**KENNETH ANDREW MOELLER**

Notice is given that Tiffany M.  
O’Donnell, whose address is 2881  
Southaven Rd, Annapolis, MD  
21401, was on September 22, 2025  
appointed Personal Representative  
of the estate of KENNETH AN-  
DREW MOELLER, who died on  
July 5, 2025 without a will.

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

All persons having any objection  
to the appointment (or to the pro-  
bate of the decedent’s will) shall file  
their objections with the Register of  
Wills on or before the 22nd day of  
March, 2026.

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

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

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

TIFFANY M. O’DONNELL  
Personal Representative

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

Estate No. 138550  
150754 (10-2,10-9,10-16)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**ALBERT WILLISTON WORSLEY JR**

Notice is given that Vera Worsley,  
whose address is 1516 19th St SE,  
Washington, DC 20020, was on Se-  
ptember 22, 2025 appointed Personal  
Representative of the estate of AL-  
BERT WILLISTON WORSLEY JR  
who died on July 7, 2025 with a will.

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

All persons having any objection  
to the appointment (or to the pro-  
bate of the decedent’s will) shall file  
their objections with the Register of  
Wills on or before the 22nd day of  
March, 2026.

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

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

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

VERA WORSLEY  
Personal Representative

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

Estate No. 138177  
150748 (10-2,10-9,10-16)

THE ORPHANS’ COURT FOR  
PRINCE GEORGE’S COUNTY,  
MARYLAND

P.O. Box 1729  
Upper Marlboro, Maryland 20773

In The Estate Of:  
**SHERMAN WILLIAMS**  
Estate No.: 138162

NOTICE OF  
JUDICIAL PROBATE

To all Persons Interested in the  
above estate:

You are hereby notified that a pe-  
tition has been filed by Brenda E.  
Henry for judicial probate for the  
appointment of a personal represen-  
tative.

A hearing will be held at 14735  
Main Street, Room D4010, Upper  
Marlboro, MD on **December 2, 2025  
at 10:30 A.M.**

This hearing may be transferred or  
postponed to a subsequent time.  
Further information may be ob-  
tained by reviewing the estate file in  
the Office of the Register of Wills.

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

150732 (10-2,10-9)

LEGALS

Cedulie Laumann, Esq.  
1028 Generals Hwy. Ste 100  
Crownsville, MD 21032  
410-216-7000

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**MYLES JEFFERSON JOHNSON**

Notice is given that Anike Lanier  
Robinson, whose address is 912 Jes-  
sica Dr, Fort Washington, MD  
20744, was on September 18, 2025  
appointed Personal Representative  
of the estate of MYLES JEFFERSON  
JOHNSON, who died on May 24,  
2020 without a will.

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

All persons having any objection  
to the appointment (or to the pro-  
bate of the decedent’s will) shall file  
their objections with the Register of  
Wills on or before the 18th day of  
March, 2026.

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

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

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

ANIKE LANIER ROBINSON  
Personal Representative

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

Estate No. 138680  
150755 (10-2,10-9,10-16)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**WILLIAM RODERIQUEZ JR**

Notice is given that William Todd  
Roderiquez, whose address is 6400  
SW 109th St, Pinecrest, FL 33156-  
4058, was on September 19, 2025 ap-  
pointed Personal Representative of  
the estate of WILLIAM  
RODERIQUEZ JR who died on July  
22, 2025 with a will.

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

All persons having any objection  
to the appointment (or to the pro-  
bate of the decedent’s will) shall file  
their objections with the Register of  
Wills on or before the 19th day of  
March, 2026.

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

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

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

WILLIAM TODD RODERIQUEZ  
Personal Representative

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

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 January 03, 2025, in Liber 50468 at folio 347 among the Land Records of Prince George's County, Maryland, against:  
GERALD W BAKER AND JUDITH A WHARTON  
and by virtue of the power and authority granted by Order of Court, dated March 14, 2025, entered in Civil Case No. C-16-CV-25-001283 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, OCTOBER 29, 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	
150788		(10-9,10-16,10,23)

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 January 03, 2025, in Liber 50468 at folio 350 among the Land Records of Prince George's County, Maryland, against:  
LYNN A WRIGHT  
and by virtue of the power and authority granted by Order of Court, dated March 14, 2025, entered in Civil Case No. C-16-CV-25-001286 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, OCTOBER 29, 2025, AT 11:00 AM

the real property described as follows:

One 255,000/ 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 255,000 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	
150789		(10-9,10-16,10,23)

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 January 03, 2025, in Liber 50468 at folio 353 among the Land Records of Prince George's County, Maryland, against:  
GEORGIETTA M WEAVER AND JOHNNY WEAVER  
and by virtue of the power and authority granted by Order of Court, dated March 14, 2025, entered in Civil Case No. C-16-CV-25-001287 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, OCTOBER 29, 2025, AT 11:00 AM

the real property described as follows:

One 700,000/ 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 700,000 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	
150790		(10-9,10-16,10,23)

LEGALS

PUBLIC NOTICE

On August 21, 2025, SEED/EXCEL Charter Schools, LLC informed Prince George's County Public Schools (PGCPS) that EXCEL Academy Public Charter School will not open for the 2025 - 26 school year due to financial instability. PGCPS is recommending immediate revocation of the school's charter.

A virtual public hearing will be held:  
Date: Thursday, October 16, 2025  
Time: 6:00 p.m.  
Zoom Link: <https://us06web.zoom.us/j/89047883865>  
Webinar ID: 890 4788 3865  
Phone: +1 301 715 8592 (Washington, D.C.)

Community members may register to provide oral or written testimony at: <https://pgcps.communityhighbond.com/Portal/CitizenEngagement.aspx>

150890	(10-9)
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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 January 03, 2025, in Liber 50468 at folio 356 among the Land Records of Prince George's County, Maryland, against:  
RICHARD A MUIRHEAD & MICHAEL W MUIRHEAD  
and by virtue of the power and authority granted by Order of Court, dated March 14, 2025, entered in Civil Case No. C-16-CV-25-001292 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, OCTOBER 29, 2025, AT 11:00 AM

the real property described as follows:

One 210,000/ 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 210,000 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	
150791		(10-9,10-16,10,23)

LEGALS

AVISO PÚBLICO

PROYECTO DE ENMIENDAS RELEVANTES AL  
PLAN DE ACCIÓN ANUAL  
DEL AÑO FISCAL 2026  
DEL CONDADO DE PRINCE GEORGE PARA  
EL DEPARTAMENTO DE VIVIENDA Y DESARROLLO CO-  
MUNITARIO

El Proyecto de Enmiendas Relevantes al Plan de Acción Anual (AAP, en inglés) del año fiscal 2026 del condado de Prince George para el Departamento de Vivienda y Comunitario se somete a la opinión pública por un periodo de 30 días. **El periodo para hacer comentarios públicos finalizará el 10 de Noviembre de 2025.** Puede obtenerse una copia del Plan de Acción Anual en el Departamento de Vivienda y Desarrollo Comunitario (DHCD, en inglés), ubicado en 9200 Basil Court, Suite 306, Largo, Maryland 20774, en el sitio web del condado: [www.princegeorgescountymd.gov/sites/dhcd/resources/plansandreports/](http://www.princegeorgescountymd.gov/sites/dhcd/resources/plansandreports/), o bien, puede solicitarse por correo comunicándose con el DHCD llamando al teléfono (301) 883-6511.

El propósito de la enmienda relevante al Plan de Acción Anual del año fiscal 2026 es el de incluir una actividad nueva del Programa de Asociaciones para Inversión en Vivienda (HOME, en inglés).

Proyecto(s) propuesto(s) financiado(s) por el Programa HOME:

• New Carrollton – Asequible – Fase 4	\$2,500,000.00
<b>Total:</b>	<b>\$2,500,000.00</b>

Los comentarios por escrito pueden enviarse al Departamento de Vivienda y Desarrollo Comunitario del condado de Prince George, División de Planificación y Desarrollo Comunitario, ubicado en 9200 Basil Court, Suite 306, Largo, Maryland, 20774, o por correo electrónico a Shirley Grant: [SEGrant@co.pg.md.us](mailto:SEGrant@co.pg.md.us).

Si desea obtener más información, comuníquese con la División de Planificación y Desarrollo Comunitario (CPD, en inglés) al (301) 883-6511, o mediante el dispositivo de telecomunicaciones para personas sordas (TDD, en inglés) al (301) 883-5428.

El condado de Prince George promueve activamente la igualdad de oportunidades y no discrimina por motivos de raza, color, género, religión, origen étnico o nacionalidad, discapacidad o situación familiar en la admisión o el acceso a los beneficios de los programas o las actividades.

Autorizado por:  
Jonathan Butler, Director Interino  
Condado de Prince George  
Departamento de Vivienda y Desarrollo Comunitario  
9200 Basil Court, Suite 306  
Largo, Maryland 20774  
Fecha: 9 de Octubre de 2025

150893	(10-9)
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LEGALS

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

By virtue of the power and authority contained in a Mortgage from Brandon J. Coleman and Charlii D. Boddie to Wyndham Vacation Resorts, Inc, recorded on 10/18/2022, in Liber/Folio 48220/611, among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 50573/180, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee 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

OCTOBER 29, 2025  
AT 11:00 A.M.

One 608,00/2,855,944,500 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 608,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, 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 17.33 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 secured note 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 Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

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 due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee 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.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, the sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

150770 (10-9,10-16,10-23)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
DONNA MARIA WHITE

Notice is given that India Mack, whose address is 8803 Cipriano Ct, Lanham, MD 20706-3939, was on September 16, 2025 appointed Personal Representative of the estate of DONNA MARIA WHITE, who died on February 28, 2025 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 16th 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.

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

Estate No. 136970

150699 (9-25,10-2,10-9)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
GEORGETTE P. CORNIO

Notice is given that Louis J. Cornio, Jr., whose address is 4127 Lynn Burke Rd., Monrovia, MD 21770, was on September 12, 2025 appointed Personal Representative of the estate of GEORGETTE P. CORNIO, who died on August 2, 2025 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 12th 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.

LOUIS J. CORNIO, JR.  
Personal Representative  
  
CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729

Estate No. 138373

150700 (9-25,10-2,10-9)

LEGALS

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

By virtue of the power and authority contained in a Mortgage from Jennifer L. Wright to Wyndham Vacation Resorts, Inc, recorded on 3/1/2023, in Liber/Folio 48605/238, among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 50573/178, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee 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

OCTOBER 29, 2025  
AT 11:00 A.M.

One 321,000/2,855,944,500 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 321,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, 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 16.99 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 secured note 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 Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

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 due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee 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.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, the sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

150771 (10-9,10-16,10-23)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
LEUNG FAT LO

Notice is given that Wai Ling Tung, whose address is 15201 Plane Tree Ct, Bowie, MD 20721, was on September 23, 2025 appointed Personal Representative of the estate of LEUNG FAT LO, who died on July 20, 2025 without a will.

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

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

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

Estate No. 138722

150759 (10-2,10-9,10-16)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
WILLIE MAE STROUD

Notice is given that Bridgette Selden-Judd, whose address is 16010 Excalibur Rd Apt B305, Bowie, MD 20716-6309, was on September 23, 2025 appointed Personal Representative of the estate of WILLIE MAE STROUD, who died on January 31, 2025 without a will.

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

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

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

Estate No. 138450

150758 (10-2,10-9,10-16)

LEGALS

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

By virtue of the power and authority contained in a Mortgage from Alexander Montague and Deneil R. Montague to Wyndham Vacation Resorts, Inc, recorded on 9/1/2023, in Liber/Folio 49116/523, among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 50573/176, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee 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

OCTOBER 29, 2025  
AT 11:00 A.M.

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.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, 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 16.99 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 secured note 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 Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

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 due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee 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.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, the sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

150772 (10-9,10-16,10-23)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
ALFRED L WILSON

Notice is given that Ruby Wilson, whose address is 7828 Liberty Springs Cir, Alexandria, VA 22306-2863, was on September 23, 2025 appointed Personal Representative of the estate of ALFRED L WILSON, who died on June 4, 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 23rd 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.

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

Estate No. 138688

150760 (10-2,10-9,10-16)

Julian Moss, Esq  
110 N. Washington St Ste 500  
Rockville, MD 20850-2230  
301-656-5775

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
RUTH BORUM LEMAY

Notice is given that Michelle Simon, whose address is 110 N. Washington St Ste 400, Rockville, MD 20850-2253, was on September 10, 2025 appointed Personal Representative of the estate of RUTH BORUM LEMAY, who died on October 29, 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.

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

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

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

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

Estate No. 135011

150762 (10-2,10-9,10-16)

LEGALS

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

By virtue of the power and authority contained in a Mortgage from Adam Frederick and Ann M. Frederick to Wyndham Vacation Resorts, Inc, recorded on 11/29/2022, in Liber/Folio 48333/626, among the Land Records of Prince George’s County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 50573/174, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee 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

OCTOBER 29, 2025  
AT 11:00 A.M.

One 346,000/2,855,944,500 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 346,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, 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 13.64 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 secured note 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 Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

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 due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee 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.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, the sale shall be null and void, and the Purchaser’s sole remedy, in law or equity, shall be the return of his deposit without interest. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

150773 (10-9,10-16,10-23)

LEGALS

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

By virtue of the power and authority contained in a Mortgage from Richard A. King III to Wyndham Vacation Resorts, Inc, recorded on 12/13/2018, in Liber/Folio 41620/552, among the Land Records of Prince George’s County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 50573/172, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee 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

OCTOBER 29, 2025  
AT 11:00 A.M.

One 1,010,000/389,331,000 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 1,010,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Designated VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, 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 13.09 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 secured note 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 Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

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 due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee 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.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, the sale shall be null and void, and the Purchaser’s sole remedy, in law or equity, shall be the return of his deposit without interest. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

150774 (10-9,10-16,10-23)

LEGALS

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

By virtue of the power and authority contained in a Mortgage from Jenelle D. Wiggins to Wyndham Vacation Resorts, Inc, recorded on 12/03/2018, in Liber/Folio 41587/110, among the Land Records of Prince George’s County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 50573/170, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee 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

OCTOBER 29, 2025  
AT 11:00 A.M.

One 445,000/2,855,944,500 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 445,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, 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 11.99 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 secured note 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 Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

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 due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee 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.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, the sale shall be null and void, and the Purchaser’s sole remedy, in law or equity, shall be the return of his deposit without interest. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

150775 (10-9,10-16,10-23)

NOTICE

Pamela G. Morand  
1775 Wiehle Avenue, Suite 400  
Reston, VA 20190  
703-218-2113

NOTICE TO CREDITORS OF  
APPOINTMENT OF  
FOREIGN PERSONAL  
REPRESENTATIVE

NOTICE IS HEREBY GIVEN that the Circuit Court of Loudoun county, Virginia appointed Myhoa H. Nguyen-Vo, whose address is 6700 Sorrel Street, McLean, VA 22101, as the Executor of the Estate of Lienhai Nguyen Hy Quang who died on January 17, 2025 domiciled in Virginia, USA.

The Maryland resident agent for service of process is Erin Nicole Schiffman, 12013 Edgepark Court, Potomac, MD 20854.

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.

MYHOA H. NGUYEN-VO  
Foreign Personal Representative

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

Estate No. 138547  
(9-25,10-2,10-9)

150705

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.

Harrison Living Trust Dated December 12, 2018

AND

Joey G. Harrison, Personal Representative for the Estate of Maria Gabriel Harrison

6107 Buckler Road  
Clinton, MD 20735

Defendants

In the Circuit Court for Prince George’s County, Maryland  
Case No. C-16-CV-25-003736

Notice is hereby given this 18th day of September, 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 20th day of October, 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 20th day of October, 2025.

The Report of Sale states the amount of the foreclosure sale price to be \$270,000.00. The property sold herein is known as 6107 Buckler Road, Clinton, MD 20735.

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

True Copy—Test:  
Mahasin El Amin, Clerk

150708 (9-25,10-2,10-9)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
SHERAN W LITTLEJOHN

Notice is given that CHARLES H LITTLEJOHN, whose address is 7420 Garrison Rd, Hyattsville, MD 20784-1724, was on September 16, 2025 appointed Personal Representative of the estate of SHERAN W LITTLEJOHN who died on March 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 16th 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.

CHARLES H LITTLEJOHN  
Personal Representative

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

Estate No. 138620  
(9-25,10-2,10-9)

150693

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
CRISTINO GONZALEZ MEJIA

Notice is given that Jose Samuel Gonzalez Martinez, whose address is 6209 Balfour Dr, Hyattsville, MD 20782-1506, was on September 12, 2025 appointed Personal Representative of the estate of CRISTINO GONZALEZ MEJIA 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 12th 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.

JOSE SAMUEL GONZALEZ MARTINEZ  
Personal Representative

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

Estate No. 137660  
(9-25,10-2,10-9)

150694

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
GARY W RILEY

Notice is given that Valorie Butler, whose address is 6524 Wingflash Ln, Columbia, MD 21045-4641, was on September 15, 2025 appointed Personal Representative of the estate of GARY W RILEY who died on May 20, 2025 with a will.

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

All 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 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.

VALORIE BUTLER  
Personal Representative

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

Estate No. 137742  
(9-25,10-2,10-9)

150695

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
BESSIE E HAWKINS

Notice is given that Beverly H Carter, whose address is 2009 Keating St, Temple Hills, MD 20748, was on September 10, 2025 appointed Personal Representative of the estate of BESSIE E HAWKINS who died on June 13, 2025 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 10th 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.

BEVERLY H CARTER  
Personal Representative

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

Estate No. 138602  
(9-25,10-2,10-9)

150696

LEGALS

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

By virtue of the power and authority contained in a Mortgage from Consuelo Autorino and Dora Paragano Cueli to Wyndham Vacation Resorts, Inc, recorded on 06/26/2019, in Liber/Folio 42265/154, among the Land Records of Prince George’s County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 50573/168, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee 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

OCTOBER 29, 2025  
AT 11:00 A.M.

One 554,000/2,855,944,500 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 554,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, 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 12.99 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 secured note 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 Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

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 due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee 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.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, the sale shall be null and void, and the Purchaser’s sole remedy, in law or equity, shall be the return of his deposit without interest. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

150776 (10-9,10-16,10-23)

LEGALS

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

By virtue of the power and authority contained in a Mortgage from Sonya Renee Bailey to Wyndham Vacation Resorts, Inc, recorded on 2/16/2023, in Liber/Folio 48576/53, among the Land Records of Prince George’s County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 50573/164, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee 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

OCTOBER 29, 2025  
AT 11:00 A.M.

One 608,000/2,855,944,500 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 608,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

LEGALS

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, 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 14.49 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 secured note 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 Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

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 due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee 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.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, the sale shall be null and void, and the Purchaser’s sole remedy, in law or equity, shall be the return of his deposit without interest. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

150777 (10-9,10-16,10-23)

Serving  
Prince George’s County  
Since 1932

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

By virtue of the power and authority contained in a Mortgage from Barbara A. Silva Johnson and Francis R. Johnson to Wyndham Vacation Resorts, Inc, recorded on 3/31/2023, in Liber/Folio 48713/487, among the Land Records of Prince George’s County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 50573/162, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee 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

OCTOBER 29, 2025  
AT 11:00 A.M.

One 339,000/2,855,944,500 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 339,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, 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 14.16 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 secured note 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 Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

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 due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee 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.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, the sale shall be null and void, and the Purchaser’s sole remedy, in law or equity, shall be the return of his deposit without interest. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

150778 (10-9,10-16,10-23)

LEGALS

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

By virtue of the power and authority contained in a Mortgage from DANIEL VICE to Wyndham Vacation Resorts, Inc, recorded on 2/16/2023, in Liber/Folio 48576/88, among the Land Records of Prince George’s County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 50573/158, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee 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

OCTOBER 29, 2025  
AT 11:00 A.M.

One 769,000/2,855,944,500 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 769,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, 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 12.49 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 secured note 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 Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

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 due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee 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.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, the sale shall be null and void, and the Purchaser’s sole remedy, in law or equity, shall be the return of his deposit without interest. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

150779 (10-9,10-16,10-23)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
VICKI JONES  
AKA: VICKI DOLORES JONES

Notice is given that Timothy Jones, whose address is 5027 Ontario Rd, College Park, MD 20740-1131, was on July 28, 2025 appointed Personal Representative of the estate of VICKI JONES, who died on March 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 28th day of January, 2026.

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

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

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

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

Estate No. 138123

150876 (10-9,10-16,10-23)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
MILDRED E GREENWELL

Notice is given that Mildred Smith, whose address is 1814 Billings Ave, Capitol Heights, MD 20743-5714, was on September 9, 2025 appointed Personal Representative of the estate of MILDRED E GREENWELL, who died on July 14, 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 9th 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.

MILDRED SMITH  
Personal Representative

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

Estate No. 138565

150757 (10-2,10-9,10-16)

LEGALS

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

By virtue of the power and authority contained in a Mortgage from NELLIE FAYE WATTS to Wyndham Vacation Resorts, Inc, recorded on 2/21/2023, in Liber/Folio 48581/472, among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 50573/160, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee 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

OCTOBER 29, 2025  
AT 11:00 A.M.

One 259,000/2,855,944,500 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 259,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, 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 16.99 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 secured note 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 Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

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 due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee 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.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, the sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

150780 (10-9,10-16,10-23)

LEGALS

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

By virtue of the power and authority contained in a Mortgage from JOSEPH F. TRAMMELL to Wyndham Vacation Resorts, Inc, recorded on 09/03/2019, in Liber/Folio 42489/56, among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 50573/156, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee 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

OCTOBER 29, 2025  
AT 11:00 A.M.

One 1,001,000/389,331,000 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 1,001,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Designated VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, 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

LEGALS

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 13.99 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 secured note 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 Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

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 due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee 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.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, the sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

150781 (10-9,10-16,10-23)

LEGALS

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

By virtue of the power and authority contained in a Mortgage from Edward Meyers and Norma J. Meyers to Wyndham Vacation Resorts, Inc, recorded on, in Liber/Folio , among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 51058/262, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee 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

OCTOBER 29, 2025  
AT 11:00 A.M.

One 1,000,000/2,855,944,500 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 1,000,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, 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 11.59 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 secured note 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 Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

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 due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee 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.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, the sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

150782 (10-9,10-16,10-23)

THIS COULD BE YOUR AD!

Call 301-627-0900

LEGALS

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

By virtue of the power and authority contained in a Mortgage from Christina A Heinzman and Ronald L. Heinzman to Wyndham Vacation Resorts, Inc, recorded on, in Liber/Folio , among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 51058/260, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee 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

OCTOBER 29, 2025  
AT 11:00 A.M.

One 263,000/2,855,944,500 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 263,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, 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 13.99 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 secured note 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 Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

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 due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee 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.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, the sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

150783 (10-9,10-16,10-23)

AMENDED  
NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
MARTHA L POWELL

Notice is given that Kelly N Whitmore, whose address is 2813 Hilldale Ave, Baltimore, MD 21215-7815, was on April 1, 2025 appointed Personal Representative of the estate of MARTHA L POWELL who died on July 29, 2024 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 1st day of October, 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.

KELLY N WHITMORE  
Personal Representative

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

Estate No. 136659  
150868 (10-9,10-16,10-23)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
JOHN W THOMAS

Notice is given that Laura Harrington, whose address is 9544 Sea Gull Court, North Beach, MD 20714, was on September 26, 2025 appointed Personal Representative of the estate of JOHN W THOMAS who died on December 8, 2024 with a will.

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

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

LAURA HARRINGTON  
Personal Representative

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

Estate No. 137648  
150861 (10-9,10-16,10-23)

LEGALS

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

By virtue of the power and authority contained in a Mortgage from Debra A Babiec and Daniel F. Babiec to Wyndham Vacation Resorts, Inc, recorded on, in Liber/Folio , among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 51058/264, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee 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

OCTOBER 29, 2025  
AT 11:00 A.M.

One 238,000/ 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 238,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, 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 14.49 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 secured note 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 Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

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 due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee 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.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, the sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

150784 (10-9,10-16,10-23)

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 January 03, 2025, in Liber 50468 at folio 338 among the Land Records of Prince George's County, Maryland, against:

PARADISE POINTS I, LLC, a Wyoming Limited Liability Company and by virtue of the power and authority granted by Order of Court, dated March 21, 2025, entered in Civil Case No. C-16-CV-25-001277 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, OCTOBER 29, 2025, AT 11:00 AM

the real property described as follows:

One 413,000/ 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 413,000 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 pay-

LEGALS

ment 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

150785 (10-9,10-16,10-23)

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 January 03, 2025, in Liber 50468 at folio 341 among the Land Records of Prince George's County, Maryland, against:

GERALD AMASOL AND CHARMAINE AMASOL and by virtue of the power and authority granted by Order of Court, dated March 14, 2025, entered in Civil Case No. C-16-CV-25-001278 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, OCTOBER 29, 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 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

150786 (10-9,10-16,10-23)

THIS COULD BE YOUR AD!

Call 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 January 03, 2025, in Liber 50468 at folio 344 among the Land Records of Prince George's County, Maryland, against:

WILLIAM C ROBERTS & MARTHA ELLEN ROBERTS and by virtue of the power and authority granted by Order of Court, dated March 13, 2025, entered in Civil Case No. C-16-CV-25-001280 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, OCTOBER 29, 2025, AT 11:00 AM

the real property described as follows:

One 280,000/ 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 280,000 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

150787 (10-9,10-16,10-23)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
CAROLYN BELLAMY

Notice is given that Joshua Bellamy, whose address is 9008 Copenhaver Dr, Potomac, MD 20854-3011, was on July 2, 2025 appointed Personal Representative of the estate of CAROLYN BELLAMY, who died on April 20, 2025 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 2nd day of January, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 2nd day of January 2026.

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

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

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

JOSHUA BELLAMY  
Personal Representative  
  
CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
  
Estate No. 137459  
  
150877 (10-9,10-16,10-23)

LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
BARBARA GILBERT

Notice is given that William Gilbert, whose address is 6609 Eiderdown Ct, Glen Burnie, MD 21060-7071, was on September 24, 2025 appointed Personal Representative of the estate of BARBARA GILBERT, who died on March 4, 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 24th 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.

WILLIAM GILBERT  
Personal Representative  
  
CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
  
Estate No. 136571  
  
150878 (10-9,10-16,10-23)

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 January 03, 2025, in Liber 50468 at folio 359 among the Land Records of Prince George's County, Maryland, against:  
HURLEY R MCNEIL  
and by virtue of the power and authority granted by Order of Court, dated March 14, 2025, entered in Civil Case No. C-16-CV-25-001293 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, OCTOBER 29, 2025, AT 11:00 AM

the real property described as follows:

One 190,000/ 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 190,000 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  
150792 (10-9,10-16,10-23)

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 January 03, 2025, in Liber 50468 at folio 362 among the Land Records of Prince George's County, Maryland, against:  
JOSEPH W JONES AND LOTUS JONES  
and by virtue of the power and authority granted by Order of Court, dated March 14, 2025, entered in Civil Case No. C-16-CV-25-001294 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, OCTOBER 29, 2025, AT 11:00 AM

the real property described as follows:

One 406,000/ 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 406,000 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  
150793 (10-9,10-16,10-23)

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 January 03, 2025, in Liber 50468 at folio 365 among the Land Records of Prince George's County, Maryland, against:  
KIM SHROPSHIRE AND ERIC SHROPSHIRE  
and by virtue of the power and authority granted by Order of Court, dated March 14, 2025, entered in Civil Case No. C-16-CV-25-001314 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, OCTOBER 29, 2025, AT 11:00 AM

the real property described as follows:

One 800,000/ 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 800,000 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  
150794 (10-9,10-16,10-23)

THIS COULD BE YOUR AD!

Call 301-627-0900

JANEEN AYO PARROTT  
Personal Representative

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

Estate No. 138084

150879 (10-9,10-16,10-23)

TISHAWN RABSATT  
Personal Representative

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

Estate No. 137959

150880 (10-9,10-16,10-23)

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 January 03, 2025, in Liber 50468 at folio 461 among the Land Records of Prince George's County, Maryland, against:  
THEODORE L FITZGERALD, MAURICE G FITZGERALD, ANGELA R FITZGERALD, BONITA F WARD AND DERRICK A FITZGERALD  
and by virtue of the power and authority granted by Order of Court, dated March 14, 2025, entered in Civil Case No. C-16-CV-25-001315 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, OCTOBER 29, 2025, AT 11:00 AM

the real property described as follows:

One 315,000/ 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 315,000 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  
150795 (10-9,10-16,10-23)

LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
LAURENCE DUNBAR WINSTON SR

Notice is given that Janeen Ayo Parrott, whose address is 6800 Stone Maple Ter, Centreville, VA 20121-5735, was on September 24, 2025 appointed Personal Representative of the estate of LAURENCE DUNBAR WINSTON SR, who died on June 10, 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 24th 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.

JANEEN AYO PARROTT  
Personal Representative

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

Estate No. 138084

150879 (10-9,10-16,10-23)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
ELOISE PAMELA BENJAMIN

Notice is given that Tishawn Rabsatt, whose address is 1275 Cedar Brook Dr, Lawrenceville, GA 30043-4689, was on September 29, 2025 appointed Personal Representative of the estate of ELOISE PAMELA BENJAMIN, who died on May 2, 2025 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 29th 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.

TISHAWN RABSATT  
Personal Representative

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

Estate No. 137959

150880 (10-9,10-16,10-23)

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 January 03, 2025, in Liber 50468 at folio 464 among the Land Records of Prince George’s County, Maryland, against:  
REMER C PRINCE AND KORONA I PRINCE  
and by virtue of the power and authority granted by Order of Court, dated March 14, 2025, entered in Civil Case No. C-16-CV-25-001316 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, OCTOBER 29, 2025, AT 11:00 AM

the real property described as follows:

One 392,000/ 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 392,000 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

150796 (10-9,10-16,10-23)

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 January 03, 2025, in Liber 50468 at folio 467 among the Land Records of Prince George’s County, Maryland, against:  
WILLIAM HERBERT FULLMER AND MARY ELLEN FULLMER  
and by virtue of the power and authority granted by Order of Court, dated March 14, 2025, entered in Civil Case No. C-16-CV-25-001299 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, OCTOBER 29, 2025, AT 11:00 AM

the real property described as follows:

One 336,000/ 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 336,000 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

150797 (10-9,10-16,10-23)

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 January 03, 2025, in Liber 50468 at folio 470 among the Land Records of Prince George’s County, Maryland, against:  
KARIN SOMOGYI  
and by virtue of the power and authority granted by Order of Court, dated March 14, 2025, entered in Civil Case No. C-16-CV-25-001301 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, OCTOBER 29, 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

150798 (10-9,10-16,10-23)

THIS COULD BE YOUR AD!

Call 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 January 03, 2025, in Liber 50468 at folio 476 among the Land Records of Prince George’s County, Maryland, against:  
THOMAS WOODEN JR AND VIVIAN S WOODEN  
and by virtue of the power and authority granted by Order of Court, dated March 14, 2025, entered in Civil Case No. C-16-CV-25-001300 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, OCTOBER 29, 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 Even 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

150799 (10-9,10-16,10-23)

LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
JOYCE CARTER MINOR

Notice is given that Marc B. Minor, Esq., whose address is 5035 Yantis Drive, New Albany, Ohio 43054, was on September 26, 2025 appointed Personal Representative of the estate of JOYCE CARTER MINOR, who died on August 12, 2025 without a will.

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

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

MARC B. MINOR, ESQ.  
Personal Representative  
  
CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE’S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729

Estate No. 138514  
150881 (10-9,10-16,10-23)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
HERBERT BAZEMORE

Notice is given that Tammi Eley, whose address is 231 Bruaw Dr, York, PA 17406, was on September 25, 2025 appointed Personal Representative of the estate of HERBERT BAZEMORE, who died on May 31, 2025 without a will.

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

All 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 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.

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

Estate No. 138456  
150882 (10-9,10-16,10-23)

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 January 03, 2025, in Liber 50468 at folio 479 among the Land Records of Prince George's County, Maryland, against:  
THEODORE FITZGERALD, MAURICE G. FITZGERALD, ANGELA R. FITZGERALD, BONITA W. WARD AND DERRICK FITZGERALD  
and by virtue of the power and authority granted by Order of Court, dated March 13, 2025, entered in Civil Case No. C-16-CV-25-001321 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, OCTOBER 29, 2025, AT 11:00 AM

the real property described as follows:

One 553,000/ 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 553,000 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.

150801Daniel C. Zickefoose, Trustee(10-9,10-16,10-23)

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 January 03, 2025, in Liber 50468 at folio 488 among the Land Records of Prince George's County, Maryland, against:  
JACQUALIN S BLAIR AND DUANE COLE  
and by virtue of the power and authority granted by Order of Court, dated March 19, 2025, entered in Civil Case No. C-16-CV-25-001322 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, OCTOBER 29, 2025, AT 11:00 AM

the real property described as follows:

One 256,000/ 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 256,000 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.

150801Daniel C. Zickefoose, Trustee(10-9,10-16,10-23)

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 January 03, 2025, in Liber 50468 at folio 488 among the Land Records of Prince George's County, Maryland, against:  
JACQUALIN S BLAIR AND DUANE COLE  
and by virtue of the power and authority granted by Order of Court, dated March 19, 2025, entered in Civil Case No. C-16-CV-25-001322 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, OCTOBER 29, 2025, AT 11:00 AM

the real property described as follows:

One 256,000/ 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 256,000 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.

150803Daniel C. Zickefoose, Trustee(10-9,10-16,10-23)

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 January 03, 2025, in Liber 50468 at folio 482 among the Land Records of Prince George's County, Maryland, against:  
ELMASLIAS MENCHAVEZ AND CHARITO MENCHAVEZ  
and by virtue of the power and authority granted by Order of Court, dated March 14, 2025, entered in Civil Case No. C-16-CV-25-001303 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, OCTOBER 29, 2025, AT 11:00 AM

the real property described as follows:

One 308,000/ 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 308,000 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

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 January 03, 2025, in Liber 50468 at folio 485 among the Land Records of Prince George's County, Maryland, against:  
JOHN CERRITO  
and by virtue of the power and authority granted by Order of Court, dated March 14, 2025, entered in Civil Case No. C-16-CV-25-001304 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, OCTOBER 29, 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 Even 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.

150802Daniel C. Zickefoose, Trustee(10-9,10-16,10-23)

LEGALSLegal Notice

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
THOMAS C ROSE

Notice is given that Gerry G Rose, whose address is 13001 Beechtree Ln, Bowie, MD 20715-3905, was on September 29, 2025 appointed Personal Representative of the estate of THOMAS CROSE who died on July 31, 2025 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 29th day of 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.

GERRY G 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. 138730

150862(10-9,10-16,10-23)

LEGALSLegal Notice

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
JAMES MONROE MYERS

Notice is given that Wendy Marie Myers, whose address is 1605 Hunters Mill Ave, Fort Washington, MD 20744-3614, was on September 26, 2025 appointed Personal Representative of the estate of JAMES MONROE MYERS, who died on February 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 26th 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.

WENDY MARIE MYERS  
Personal Representative

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

Estate No. 138255

150873(10-9,10-16,10-23)

ADVERTISE HERE  
Call 301-627-0900 Today!

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

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 January 03, 2025, in Liber 50469 at folio 1 among the Land Records of Prince George's County, Maryland, against:  
JASON BHATTACHARYA  
and by virtue of the power and authority granted by Order of Court, dated March 14, 2025, entered in Civil Case No. C-16-CV-25-001306 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, OCTOBER 29, 2025, AT 11:00 AM

the real property described as follows:

One 210,000/ 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 210,000 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

150804 (10-9,10-16,10-23)

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 January 03, 2025, in Liber 50469 at folio 4 among the Land Records of Prince George's County, Maryland, against:  
EVA C. ABRENICA AND LEMUEL ABRENICA  
and by virtue of the power and authority granted by Order of Court, dated March 14, 2025, entered in Civil Case No. C-16-CV-25-001323 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, OCTOBER 29, 2025, AT 11:00 AM

the real property described as follows:

One 154,000/ 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 154,000 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

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

150805 (10-9,10-16,10-23)

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 January 03, 2025, in Liber 50469 at folio 7 among the Land Records of Prince George's County, Maryland, against:  
KENNETH N. WHITE AND ELLEN B. WHITE  
and by virtue of the power and authority granted by Order of Court, dated March 14, 2025, entered in Civil Case No. C-16-CV-25-001325 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, OCTOBER 29, 2025, AT 11:00 AM

the real property described as follows:

One 1,000,000/ 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 1,000,000 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

150806 (10-9,10-16,10-23)

ADVERTISE HERE  
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 January 03, 2025, in Liber 50469 at folio 10 among the Land Records of Prince George's County, Maryland, against:  
DELORES FINGER WRIGHT, VONNEVA PETTIGREW AND ALICE PETTIGREW  
and by virtue of the power and authority granted by Order of Court, dated March 14, 2025, entered in Civil Case No. C-16-CV-25-001326 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, OCTOBER 29, 2025, AT 11:00 AM

the real property described as follows:

One 232,000/ 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 232,000 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

150807 (10-9,10-16,10-23)

LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
BARBARA JEAN LEGG

Notice is given that Deborah Gryeski, whose address is 6106 42nd Ave, Hyattsville, MD 20781, was on September 26, 2025 appointed Personal Representative of the estate of BARBARA JEAN LEGG, who died on July 25, 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 26th 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.

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

Estate No. 138638  
150874 (10-9,10-16,10-23)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
MARION GRANT JR

Notice is given that HENRIETTA GRANT, whose address is 1916 Whistling Duck Dr, Upper Marlboro, MD 20774, was on September 29, 2025 appointed Personal Representative of the estate of MARION GRANT JR, who died on June 2, 2025 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 29th 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.

HENRIETTA GRANT  
Personal Representative

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

Estate No. 137964  
150875 (10-9,10-16,10-23)

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 January 03, 2025, in Liber 50469 at folio 13 among the Land Records of Prince George's County, Maryland, against:

PHILIP L. SULLIVAN, SETTLOR OF THE PHILIP L. SULLIVAN DECLARATION OF TRUST, DATED SEPTEMBER 19, 1985  
and by virtue of the power and authority granted by Order of Court, dated March 14, 2025, entered in Civil Case No. C-16-CV-25-001324 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, OCTOBER 29, 2025, AT 11:00 AM

the real property described as follows:

One 811,000/ 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 811,000 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

150808

(10-9,10-16,10-23)

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 January 03, 2025, in Liber 50469 at folio 16 among the Land Records of Prince George's County, Maryland, against:

RITA E. STEVENS  
and by virtue of the power and authority granted by Order of Court, dated March 17, 2025, entered in Civil Case No. C-16-CV-25-001342 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, OCTOBER 29, 2025, AT 11:00 AM

the real property described as follows:

One 154,000/ 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 154,000 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

150809

(10-9,10-16,10-23)

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 January 03, 2025, in Liber 50469 at folio 19 among the Land Records of Prince George's County, Maryland, against:

ALICE F. POLLARD AND WALTER R. WISEMAN, JR.  
and by virtue of the power and authority granted by Order of Court, dated March 14, 2025, entered in Civil Case No. C-16-CV-25-001346 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, OCTOBER 29, 2025, AT 11:00 AM

the real property described as follows:

One 308,000/ 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 308,000 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

150810

(10-9,10-16,10-23)

ADVERTISE HERE  
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 January 03, 2025, in Liber 50469 at folio 22 among the Land Records of Prince George's County, Maryland, against:

RALPH KOCH AND GINA ZEILER  
and by virtue of the power and authority granted by Order of Court, dated March 14, 2025, entered in Civil Case No. C-16-CV-25-001345 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, OCTOBER 29, 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 Even 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

150811

(10-9,10-16,10-23)

LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**BLANCHE ELIZABETH  
PETERSON-JAMES**

Notice is given that Robyn Peterson, whose address is 1050 N Stuart St 222, Arlington, VA 22201, was on September 24, 2025 appointed Personal Representative of the estate of BLANCHE ELIZABETH PETERSON-JAMES 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 24th 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.

ROBYN PETERSON  
Personal Representative

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

Estate No. 138652  
150865 (10-9,10-16,10-23)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**LINDA M HARTMAN**

Notice is given that Tracy Tailon, whose address is 5542 Bridgewood Dr, Fairfax, VA 22032-4032, was on August 7, 2025 appointed Personal Representative of the estate of LINDA M HARTMAN who died on November 28, 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 7th day of February, 2026.

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

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

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

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

TRACY TAILLON  
Personal Representative

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

Estate No. 135797  
150866 (10-9,10-16,10-23)

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 January 03, 2025, in Liber 50469 at folio 25 among the Land Records of Prince George's County, Maryland, against:

KERRY ROTHSCCHILD AND JEANETTE ROTHSCCHILD  
and by virtue of the power and authority granted by Order of Court, dated March 14, 2025, entered in Civil Case No. C-16-CV-25-001352 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, OCTOBER 29, 2025, AT 11:00 AM

the real property described as follows:

One 1,154,000/389,331,000 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 1,154,000 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

150812 (10-9,10-16,10-23)

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 January 03, 2025, in Liber 50469 at folio 28 among the Land Records of Prince George's County, Maryland, against:

WAYNE L. HANNA AND LORETTA A. HANNA  
and by virtue of the power and authority granted by Order of Court, dated March 14, 2025, entered in Civil Case No. C-16-CV-25-001353 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, OCTOBER 29, 2025, AT 11:00 AM

the real property described as follows:

One 654,000/ 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 654,000 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

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

150813 (10-9,10-16,10-23)

LEGALS

MARYLAND DEPARTMENT OF THE ENVIRONMENT  
AIR AND RADIATION ADMINISTRATION

NOTICE OF TENTATIVE DETERMINATION, PUBLIC HEARING,  
AND OPPORTUNITY TO SUBMIT WRITTEN COMMENTS

FIRST NOTICE

The Department of the Environment, Air and Radiation Administration (ARA) has completed its review of an application for a Permit to Construct submitted by the University of Maryland College Park on January 15, 2025 for the installation of permanent power and steam generating units. The proposed installation will be located at 7743 Baltimore Ave, College Park, MD 20740.

The issuance of the Permit-to-Construct for this facility will be the subject of a Public Hearing to be held on October 22, 2025 from 6:30-8:00 PM at the University of Maryland, Seneca Building, Room 0110, 4716 Pontiac Street, College Park, Maryland 20740.

Pursuant to Section 1-604, of the Environment Article, Annotated Code of Maryland, the Department has made a tentative determination that the Permit-to-Construct can be issued. A final determination on issuance of the permit will only be made after review of all pertinent information presented at the public hearing or received in written comments. Copies of the Department's tentative determination, the application, the draft permit to construct with conditions, and other supporting documents are available for public inspection on the Department's website. Look for Docket #03-25 at the following link:

https://mde.maryland.gov/programs/Permits/  
AirManagementPermits/Pages/index.aspx

In accordance with HB 1200/Ch. 588 of 2022, the applicant provided an environmental justice (EJ) Score for the census tract in which the project is located. The EJ Score, expressed as a statewide percentile, was shown to be 82, which the Department has verified. This score represents a combined measure of pollution and the potential vulnerability of a population to the effects of pollution. The Department's review of the factors contributing to the score is included in the tentative determination that is available for public inspection.

Persons who wish to make a statement concerning this application at the hearing are requested to provide the Department with a copy of their statement. In lieu of oral statements at the hearing, written comments may be submitted at the time of the hearing or to the Department no later than November 10, 2025.

Interested persons may request an extension to the public comment period. The extension request must be submitted in writing and must be received by the Department no later than November 10, 2025. The public comment period may only be extended one time for a 60-day period.

All requests for an extension to the public comment period and all written comments should be directed to the attention of Ms. Shannon Heafey, by email to shannon.heafey@maryland.gov or by mail to the Air and Radiation Administration, 1800 Washington Boulevard, Baltimore, Maryland 21230.

The Department will provide an interpreter for deaf and hearing impaired persons provided that a request is made for such service at least ten (10) days prior to the hearing.

Further information may be obtained by calling Ms. Shannon Heafey at 410-537-4433.

Christopher R. Hoagland, Director  
Air and Radiation Administration

150842

(10-9)

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 January 03, 2025, in Liber 50469 at folio 549 among the Land Records of Prince George's County, Maryland, against:

ROBERT DOWNES AND MICHELLE DOWNES  
and by virtue of the power and authority granted by Order of Court, dated March 14, 2025, entered in Civil Case No. C-16-CV-25-001355 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, OCTOBER 29, 2025, AT 11:00 AM

the real property described as follows:

One 868,000/ 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 868,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

LEGALS

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

150814 (10-9,10-16,10-23)

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 January 03, 2025, in Liber 50469 at folio 552 among the Land Records of Prince George's County, Maryland, against:

NORMAN L. NEAL, SR. AND ESSIE J. CARTER  
and by virtue of the power and authority granted by Order of Court, dated March 14, 2025, entered in Civil Case No. C-16-CV-25-001349 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, OCTOBER 29, 2025, AT 11:00 AM

the real property described as follows:

One 280,000/ 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 280,000 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

150815 (10-9,10-16,10-23)

Serving  
Prince George's  
County  
Since 1932

LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, OCTOBER 21, 2025  
COUNCIL HEARING ROOM  
WAYNE K. CURRY ADMINISTRATION BUILDING  
1301 MCCORMICK DRIVE  
LARGO, MARYLAND  
<https://pgccouncil.us/LIVE>

11:30 A.M.

Notice is hereby given that on Tuesday, October 21, 2025, the County Council of Prince George's County, Maryland, will hold the following public hearing:

Appointment of the following individual as the Chief Administrative Officer for Prince George's County:

Ms. Maxene Bardwell Appointment

Appointment of the following individual as the Director of Finance for Prince George's County:

Ms. Linda Allen Appointment

Appointment of the following individual as the Director of the Office of Procurement for Prince George's County:

Ms. Alice Williams Appointment

Appointment of the following individual as the Director of the Office of Information Technology for Prince George's County:

Mr. Vernard Wright Appointment

Appointment of the following individual as the Director of the Office of Homeland Security for Prince George's County:

Dr. Katina Gomez Appointment

Appointment of the following individual as the Fire Chief for Prince George's County:

Ms. Thelmetria Michaelides Appointment

Appointment of the following individual as the Chief of Police for Prince George's County:

Mr. George Nader Appointment

Appointment of the following individual as the Director of the Department of the Environment of Prince George's County:

Dr. Samuel Moki Appointment

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

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

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

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

ATTEST:  
Donna J. Brown  
Clerk of the Council

150894 (10-9,10-16)

LEGALS

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
DEBORAH L STEWART

Notice is given that Sean Hailey, whose address is 12010 Towanda Ln, Bowie, MD 20715-2046, was on September 29, 2025 appointed personal representative of the small estate of Deborah L Stewart who died on July 9, 2025 with a will.

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

All persons having any objection to the appointment 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.

SEAN HAILEY  
Personal Representative

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

Estate No. 138762  
150843 (10-9)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
DARNELL LEACH

Notice is given that Katrice Marie Hollins, whose address is 10411 Alina Ct, Upper Marlboro, MD 20772-4786, was on September 29, 2025 appointed personal representative of the small estate of Darnell Leach who died on September 11, 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.

KATRICE MARIE HOLLINS  
Personal Representative

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

Estate No. 138765  
150844 (10-9)

LEGALS

Julian J. Moss, Esquire  
Parker Simon Law LLC  
110 N. Washington Street Suite 500  
Rockville, MD 20850  
301-656-5775

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
RONALD CLARK CORSON

Notice is given that Michelle J. Simon, Esquire, whose address is 110 N. Washington St Ste 500, Rockville, MD 20850-2230, was on September 10, 2025 appointed Personal Representative of the estate of RONALD CLARK CORSON, who died on June 9, 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.

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

(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or

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

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

MICHELLE J. SIMON, ESQUIRE  
Personal Representative

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

Estate No. 136527  
150885 (10-9,10-16,10-23)

Julian J. Moss, Esquire  
Parker Simon Law LLC  
110 N. Washington Street Suite 500  
Rockville, MD 20850  
301-656-5775

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
LOISTINE ODESSA MALLORY

Notice is given that Michelle J. Simon, Esquire, whose address is 110 N. Washington St Ste 500, Rockville, MD 20850-2230, was on September 10, 2025 appointed Personal Representative of the estate of LOISTINE ODESSA MALLORY, who died on January 1, 2024 without a will.

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

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

(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or

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

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

MICHELLE J. SIMON, ESQUIRE  
Personal Representative

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

Estate No. 135009  
150886 (10-9,10-16,10-23)

LEGALS

THE ORPHANS’ COURT FOR  
PRINCE GEORGE’S COUNTY,  
MARYLAND

P.O. Box 1729  
Upper Marlboro, Maryland 20773

In The Estate Of:  
LEO WILLIAM PICKETT, III  
AKA: LEO W. PICKETT  
Estate No.: 137102

NOTICE OF  
JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Doreesa Yvette Pickett and Bobby L. Pickett for judicial probate for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **November 19, 2025 at 10:30 A.M.**

This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

150854 (10-9,10-16)

THE ORPHANS’ COURT FOR  
PRINCE GEORGE’S COUNTY,  
MARYLAND

P.O. Box 1729  
Upper Marlboro, Maryland 20773

In The Estate Of:  
ADELEKE OSOBA  
Estate No.: 134714

NOTICE OF  
JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **November 6, 2025 at 10:30 A.M.**

This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

150855 (10-9,10-16)

LEGALS

THE ORPHANS’ COURT FOR  
PRINCE GEORGE’S COUNTY,  
MARYLAND

P.O. Box 1729  
Upper Marlboro, Maryland 20773

In The Estate Of:  
BARBARA C. CARTER  
Estate No.: 137794

NOTICE OF  
JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **December 2, 2025 at 10:30 A.M.**

This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

150858 (10-9,10-16)

THE ORPHANS’ COURT FOR  
PRINCE GEORGE’S COUNTY,  
MARYLAND

P.O. Box 1729  
Upper Marlboro, Maryland 20773

In The Estate Of:  
HAROLD J WOODARD  
Estate No.: 137443

NOTICE OF  
JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Dolores C. Woodard for judicial probate of the will dated **September 24, 2010**, and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **December 2, 2025 at 10:30 A.M.**

This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

150859 (10-9,10-16)

LEGALS

Julian J. Moss, Esquire  
Parker Simon Law LLC  
110 N. Washington Street Suite 500  
Rockville, MD 20850  
301-656-5775

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
CAROL ANN JENNINGS

Notice is given that Michelle J. Simon, Esquire, whose address is 110 N. Washington St Ste 500, Rockville, MD 20850-2230, was on September 10, 2025 appointed Personal Representative of the estate of CAROL ANN JENNINGS, who died on September 11, 2021 without a will.

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

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

(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or

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

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

MICHELLE J. SIMON, ESQUIRE  
Personal Representative

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

Estate No. 137095  
150887 (10-9,10-16,10-23)

Jacob Deaven, Esquire  
Parker, Simon & Kokolis, LLC  
110 N. Washington Street  
Suite 500  
Rockville, MD 20850  
301-656-5775

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
CECILIO PIA TORRES JR.

Notice is given that Thomas J. Kokolis, Esquire, whose address is 12154 Darnestown Road Ste 243, Gaithersburg, MD 20878, was on September 10, 2025 appointed Personal Representative of the estate of CECILIO PIA TORRES JR., who died on August 18, 2024 without a will.

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

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

(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or

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

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

THOMAS J. KOKOLIS, ESQUIRE  
Personal Representative

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

Estate No. 135351  
150888 (10-9,10-16,10-23)

THIS COULD BE YOUR AD!

Call 301-627-0900

LEGALS

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
THEODORE LLEWELLYN YOUNG JR

Notice is given that Silas Stephan, whose address is 642 Hunters Run Blvd, Felton, DE 19943-5780, was on September 26, 2025 appointed personal representative of the small estate of Theodore Llewellyn Young Jr who died on October 17, 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.

SILAS STEPHAN  
Personal Representative

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

Estate No. 135448  
150847 (10-9)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
DORIS MAE JOHNSON

Notice is given that Antoinette Johnson, whose address is 1605 Fairlakes Pl, Bowie, MD 20721-3103, and Deborah Johnson Harrington, whose address is 11406 Trillum St, Bowie, MD 20721-2284, were on September 25, 2025 appointed co-personal representatives of the small estate of Doris Mae Johnson who died on August 9, 2016 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 shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

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

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

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

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

ANTOINETTE JOHNSON  
DEBORAH JOHNSON HARRINGTON  
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. 138280  
150849 (10-9)

THE PRINCE GEORGE’S  
POST NEWSPAPER  
CALL 301-627-0900  
FAX 301-627-6260  
EMAIL: BBOICE@PGPOST@GMAIL.COM  
WEBSITE: PGPOST.COM

LEGALS

Julian J. Moss, Esquire  
Parker Simon Law LLC  
110 N. Washington Street Suite 500  
Rockville, MD 20850  
301-656-5775

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**RALPH E. CHAMBLISS**

Notice is given that Michelle J. Simon, Esquire, whose address is 110 N. Washington St Ste 500, Rockville, MD 20850-2230, was on September 10, 2025 appointed Personal Representative of the estate of RALPH E. CHAMBLISS, who died on April 24, 2024 without a will.

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

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

(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or

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

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

MICHELLE J. SIMON, ESQUIRE  
Personal Representative

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

Estate No. 137117	
150883	(10-9,10-16,10-23)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**OLIVIA MAXINE JONES**

Notice is given that Wayne Jones, whose address is 9901 Pitman Ave, Upper Marlboro, MD 20772, and Sandra Jones, whose address is 11244 Hess Ct, Waldorf, MD 20601, were on September 24, 2025 appointed co-personal representatives of the small estate of Olivia Maxine Jones who died on July 21, 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 shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

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

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

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

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

WAYNE JONES  
SANDRA JONES  
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. 138738	
150850	(10-9)

Julian J. Moss, Esquire  
Parker Simon Law LLC  
110 N. Washington Street Suite 500  
Rockville, MD 20850  
301-656-5775

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**TERRI SUE MERCER**

Notice is given that Michelle J. Simon, Esquire, whose address is 110 N. Washington St Ste 500, Rockville, MD 20850-2230, was on September 10, 2025 appointed Personal Representative of the estate of TERRI SUE MERCER, who died on September 4, 2024 without a will.

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

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

(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or

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

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

MICHELLE J. SIMON, ESQUIRE  
Personal Representative

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

Estate No. 136107	
150884	(10-9,10-16,10-23)

LEGALS

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**CEPHRAS BRYANT**

Notice is given that Mary Bryant Lampley, whose address is 6409 Atwood St, District Heights, MD 20747-1345, was on July 31, 2025 appointed personal representative of the small estate of Cephras Bryant, who died on May 19, 2025 without a will.

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

All persons having any objection to the appointment 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 BRYANT LAMPLEY  
Personal Representative

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

Estate No. 137897	
150852	(10-9)

R Saul McCormick  
7419 Baltimore-Annapolis Blvd  
PO Box 1330  
Glen Burnie, MD 21061  
410-760-5000

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**STEPHEN A LAPUTZ**

Notice is given that MICHELLE F LAPUTZ, whose address is 9446 Penfield Ct, Columbia, MD 21045, was on August 26, 2025 appointed Personal Representative of the estate of STEPHEN A LAPUTZ 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 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.

MICHELLE F LAPUTZ  
Personal Representative

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

Estate No. 138472	
150860	(10-9,10-16,10-23)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**JEANETTE W BENTHALL**

Notice is given that Eunice D Benthall, whose address is 5833 Suitland Rd, Suitland, MD 20746-3396, was on September 30, 2025 appointed personal representative of the small estate of Jeanette W Benthall, who died on September 14, 2024 without a will.

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

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

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

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

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

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

EUNICE D BENTHALL  
Personal Representative

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

Estate No. 136180	
150851	(10-9)

Deborah G. Matthews, Esq.  
110 North Royal Street, Suite 575  
Alexandria, Virginia 22314  
703-548-3699

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**ELIZABETH DIXON SMITH**

Notice is given that Deborah Wood Smith, whose address is 213 Palen Avenue, Newport News, Virginia 23601, was on September 23, 2025 appointed Personal Representative of the estate of ELIZABETH DIXON SMITH who died on November 7, 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 23rd 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.

DEBORAH WOOD SMITH  
Personal Representative

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

Estate No. 133751	
150864	(10-9,10-16,10-23)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**CLIFFORD TAYLOR JR**

Notice is given that Dawn T Weaver, whose address is 3800 Powell Ln, Unit 511, Falls Church, VA 22041-3663, was on December 14, 2017 appointed personal representative of the small estate of Clifford Taylor Jr, who died on June 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 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.

DAWN T WEAVER  
Personal Representative

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

Estate No. 108644	
150853	(10-9)

LEGALS

John Willis, Esquire  
WILLIS LAW FIRM, P.A.  
3300 North Ridge Road, Suite 245  
Ellicott City, MD 21043  
410-461-9400

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**SHAWN PATRICK DOWLING**

Notice is given that Kathleen Mary Grimes, whose address is 36 Lake Shore Drive, Leominster, MA 01453, was on February 4, 2025 appointed Personal Representative of the estate of SHAWN PATRICK DOWLING who died on January 6, 2025 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 4th day of August, 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.

KATHLEEN MARY GRIMES  
Personal Representative

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

Estate No. 136183	
150867	(10-9,10-16,10-23)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**FLORENCE A SNOWDEN**

Notice is given that Judith S West, whose address is 9005 Helmsley Drive, Clinton, MD 20735, was on September 26, 2025 appointed personal representative of the small estate of Florence A Snowden who died on February 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 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.

JUDITH S WEST  
Personal Representative

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

Estate No. 137677	
150845	(10-9)

Jessica H. McConnell, Esquire  
7310 Ritchie Highway, Suite 900  
Glen Burnie, MD 21061  
410-590-9401

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**BARBARA ANN PLOWDEN**

Notice is given that Rodney Plowden, whose address is 413 S. Commerce Street, Centreville, MD 21617, was on November 6, 2024 appointed Personal Representative of the estate of BARBARA ANN PLOWDEN, who died on March 9, 2024 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 6th day of May, 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.

RODNEY PLOWDEN  
Personal Representative

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

Estate No. 135004	
150869	(10-9,10-16,10-23)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**MARGARET E SALAMON**

Notice is given that Sunny Caton, whose address is 550 Coover Rd, Annapolis, MD 21401-6974, was on September 26, 2025 appointed personal representative of the small estate of Margaret E Salamon who died on April 16, 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.

SUNNY CATON  
Personal Representative

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

Estate No. 137420	
150846	(10-9)

IT PAYS TO ADVERTISE!

*The Prince George's Post*

Call Brenda Boice at 301 627 0900

LEGALS

MECHANIC'S LIEN SALE

Freestate Lien & Recovery Inc will sell at public auction the following vehicles / vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statues for repairs, storage & other lawful charges. Sale to be held at the Prince George’s County Courthouse, 14735 Main Street, specifically at the entrance to the Duvall Wing, Upper Marlboro MD 20772 at 04:00 P.M on 10/24/2025. Purchaser of the vehicle(s) must have it inspected as provided in Transportation Code of Maryland. The following may be inspected during normal business hours at the locations below. All parties claiming interest in the following may contact Freestate Lien & Recovery Inc, at 410-867-9079.

LOT#10474  
1982 KAWASAKI  
VIN JKAKZDR15CA001929  
ATLANTIC CYCLE & POWER  
4580 CRAIN HWY  
WHITE PLAINS

LOT#10497  
2017 KIA  
VIN# 5XYPG4A34HG287567  
ADVANCE AUTO GLASS  
4911 MARLBORO PIKE  
CAPITOL HEIGHTS

LOT#10678  
1975 TROJAN 36’ BOAT  
MD# 8546Y  
HARBORVIEW MARINE CENTER  
500 HARBORVIEW DR  
BALTIMORE

LOT#10680  
2017 HONDA  
VIN# 2HGFC2F53HH512702  
BLADENSBURG TRANSMIS-  
SIONS  
4726 ANNAPOLIS RD  
BLADENSBURG

LOT#10717  
1985 JEFFERSON YACHT 45.3’  
USCG# 670840  
NAME OF BOAT: TREADSTONE  
TALL TIMBERS MARINA  
18521 HERRING CREEK RD  
TALL TIMBERS

LOT#10718  
1977 CAPE DORY 27’1” BOAT  
MD# 6725AD  
HIN# CPDJ0031M77F  
TALL TIMBERS MARINA  
18521 HERRING CREEK RD  
TALL TIMBERS

LOT#10719  
1998 FORD  
VIN# 1FTZF1725WNB18270  
JOEVIC AUTO SERVICE  
1510 WHITELOCK ST  
BALTIMORE

LOT#10720  
1987 INTERNATIONAL  
VIN# 1HTLDTVRIHHA23946  
INNER CITY TOWING & AUTO  
2533 BAKER ST  
BALTIMORE

LOT# 10721  
1994 FORD  
VIN# 1FTEF14Y5RLB03291  
INNER CITY TOWING & AUTO  
2533 BAKER ST  
BALTIMORE

LOT#10722  
1984 INTERNATIONAL  
VIN# 1HTLDTVN8EHA25444  
INNER CITY TOWING & AUTO  
2533 BAKER ST  
BALTIMORE

LOT#10737  
2017 FORD  
VIN# 1FMCU9J99HUB95101  
KOONS FORD OF BALTIMORE  
6970 SECURITY BLVD  
BALTIMORE

LOT#10738  
2012 HONDA  
VIN# 1HGC52B84CA800113  
H&H MOTORS 2 LLC  
5521 BELAIR RD  
BALTIMORE

LOT#10739  
2018 ACURA  
VIN# JH4K1CF50JC000829  
H&H MOTORS 2 LLC  
5521 BELAIR RD  
BALTIMORE

LOT#10740  
2021 KIA  
VIN# 5XXG14J28MG081790  
DARCARS FORD LANHAM KIA  
9020 LANHAM SEVERN RD  
LANHAM

LOT#10742  
2019 FORD  
VIN# 1FMCU9HD3KUB03501  
FIVE STAR TRANSMISSION LLC  
3 HARKO CT  
ESSEX

LOT#10743  
2014 INFINITY  
VIN# JN1BV7AR9EM703910  
FIVE STAR TRANSMISSION LLC  
3 HARKO CT  
ESSEX

LOT#10744  
2017 CHEVROLET  
VIN# 1GNSKHKC0HR167899  
EXPRESS TIRES & AUTO SERVICE  
16210 S. FREDERICK AVE  
GAITHERSBURG

LOT#10747  
2017 DODGE  
VIN# 3C4PDCBG9HT527967  
CERTIFIED COLLISION CENTER  
6230 HOLABIRD AVE  
BALTIMORE

Terms of Sale: CASH  
Public Sale  
12% Buyer premium  
The Auctioneer reserves the right  
to post a minimum bid.  
Everything sold AS-IS

Freestate Lien & Recovery Inc  
610 Bayard Rd  
Lothian MD 20711  
410-867-9079

150897 (10-9,10-16)

LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
LURLENE BARNES HILL  
AKA: LURLINE B HILL

Notice is given that Ronald Dorsey, whose address is 116 Seneca Dr, Forest Heights, MD 20745-1313, was on April 11, 2025 appointed Personal Representative of the estate of LUR-LENE BARNES HILL who died on December 31, 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 interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 11th day of October, 2025.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 11th day of October, 2025.

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

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

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

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

RONALD DORSEY  
Personal Representative

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

Estate No. 135980  
150863 (10-9,10-16,10-23)

Scott L. Little  
The Law Offices of Scott L. Little, LLC  
P.O. Box 1057  
Upper Marlboro, Maryland 20773  
(301) 262-3941

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
TEJAN BAH

Notice is given that Fatmata Jal-loh, whose address is 9004 Breeze-wood Ter, Apt 102, Greenbelt, MD 20770-1064, was on April 30, 2025 appointed Personal Representative of the estate of TEJAN BAH, who died on February 6, 2025 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 30th day of October, 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, except if the decedent died before October 1, 1992, nine months from the date of the decedent’s death; or

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

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

FATMATA JALLOH  
Personal Representative

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

Estate No. 137195  
150872 (10-9,10-16,10-23)

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: 10/20/2025.

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

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

1992 REINA BOAT LLC GULF CF 8795 ME RNA90001E192  
STREAM  
1980 ITAS SUN MD 7Z8284 70F30L121145  
CRUSIER  
2003 NISSAN ALTIMA VA TNF2316 1N4AL11DX3C190823  
2005 ACURA MDX 2HNYD18995H521876

ABANDONED TRAILER AND BOAT  
BLUE AND WHITE BOAT AND BLUE TRIALER. THE BOAT ID#  
FG8795NE AND THE WORDS REINEL. THE TRAILERS HAS THE  
WORDS V/M BOAT TRAILERS  
LOCATION:  
7970 PENN RANDALL PL, UPPER MARLBORO, MD 20772



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

1994 FORD MUSTANG MD FEY064 1FALP42T3RF115683  
2004 FORD F150 1FTPW145X4FA28948

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

2019 TRAILER 5VGFV5036KL006758  
2022 TRAILER 5RVH84026NP107241  
2016 MERCEDES-BENZ C300 WDDWF4KB1GR132064  
2013 MERCEDES-BENZ E350 MD A366662 WDDHF5KB7DA763894  
2006 DODGE RAM1500 1D7HU18N46S678427  
2005 DODGE MAGNUM VA TWY7535 2D4GV58245H1550326  
2017 HYUNDAI ELANTRA MD 6CM1855 5NPD84LF2HH007774  
1990 HONDA CIVIC ME 6Z0026 1HGED3657LA017456  
2021 TRAILER 5VGFV5327ML010582

ABANDONED TRAILER AND BOAT  
WHITE AND RED BOAT AND WHITE TRIALER. THE BOAT ID#  
MD5552AM. THE BOAT IS FULL OF DEBRIS.  
LOCATION:  
14998 BERRY RD, ACCOKEEK, MD 20607



ABANDONED TRAILER  
WHITE BOX TRAILER WITH ID T53978, WITH THE WORDS AIR  
RIDE EQUIPPED.  
LOCATION:  
8211 CRYDEN WAY, FORESTVILLE, MD 20747



ABANDONED RV  
WHITE RV WITH LIGHT BLUE STRIPS ON THE SIDE.  
LOCATION:  
1106 GOSHUN PL, CAPITOL HEIGHTS, MD 20743



ABANDONED TRAILER  
BLACK KAUFMAN TRAILER WITH VIN#  
5VGFV5327ML010582 AND TAG# ME 5544723.  
LOCATION:  
2750 MARBLE CT, DISTRICT HEIGHTS, MD 20747



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

2010 AUDI A4 VA L64869 WAUFFAFL3AN054832  
2013 CHRYSLER 200 PA 4209123 1C3CCBB6DN553327  
2014 NISSAN ALTIMA MD 4EL4479 1N4AL3AP7EC176919

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

2020 SUZUKI SV650 J51VP55B2L7100504  
2007 LEXUS IS259 KY BPX471 JTHCK262275008916

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

2011 NISSAN MAXIMA 1N4AA5AP1BC806091

LEGALS

2015 VOLKSWAGEN PASSAT MD 4DH9564 1VWAT7A36FC047762

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

2006 GMC YUKON VA UHJ5370 1GKEK63U66J136772  
2017 HONDA PILOT VA TKE8699 5FNYF6H52HB036581  
2003 VOLKSWAGEN JETTA 3VWPE69MX3M179963  
2004 DODGE RAM 1D7HA16N84J151506  
2021 TRAILER CARGO MD T0414101 4M9BE121XMS142268  
2000 HONDA CIVIC 2HGEJ6614YH579315  
2016 CHEVROLET CRUZE VA TDD4598 1G1PC55G4G7220992

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

2007 LEXUS E350 JTHBJ46GJ72000473

150896 (10-9)

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: 10/21/2025.

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

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

2015 FORD FOCUS MD 2FB3461 1FADP3F20FL346148

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

2019 FORD MUSTANG VA TBT2552 1FA6P8TH3K5124619  
2011 LAND ROVER LR4 VA TFY6232 SALAB2D40BA579472  
2008 CHEVRIET EXPRESS VA TJH7246 1GCFG15X181140887  
2002 TOYOTA CAMRY VA ULT4235 4T1BF32K72U517049  
1992 BUICK REGAL MD 271L89 2G4WB14L7N1479216  
2005 CADILLAC ESCALADE VA TTB4595 3GYFK66N85G116246

150895 (10-9)

Naomi Littlefield  
44 Ridge Road, Unit C  
Greenbelt, MD 20770  
202-246-1072  
Martin G Oliverio  
14300 Gallant Fox Lane, Suite 218  
Bowie, Maryland 20715  
301-383-1856

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
REGINA ANN HOSEY  
AKA: REGINA ANNE HOSEY

Notice is given that Kristine Barbara White, whose address is 14 Hillside Rd Unit K, Greenbelt, MD 20770-7791, was on September 29, 2025 appointed Personal Representative of the estate of REGINA ANN HOSEY AKA: REGINA ANNE HOSEY, who died on July 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 29th 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.

KRISTINE BARBARA WHITE  
Personal Representative

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

Estate No. 138655  
150871 (10-9,10-16,10-23)

THE  
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GEORGE’S  
POST

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301-627-0900

Fax  
301-627-6260

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TODAY!

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
DOUGLAS L MAXFIELD

Notice is given that Nancy Helene Maxfield, whose address is 12507 Scarlet Lane, Bowie, Maryland 20715, was on September 26, 2025 appointed Personal Representative of the estate of DOUGLAS L MAXFIELD, who died on May 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 26th 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.

NANCY HELENE MAXFIELD  
Personal Representative

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

Estate No. 138598  
150870 (10-9,10-16,10-23)

THE ORPHANS’ COURT FOR  
PRINCE GEORGE’S COUNTY,  
MARYLAND  
P.O. Box 1729  
Upper Marlboro, Maryland 20773  
In The Estate Of:  
FRANK L. MADSEN  
Estate No.: 136417

NOTICE OF  
JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on November 12, 2025 at 10:30 A.M.

This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

150740 (10-2,10-9)

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LEGALS

ORDER OF PUBLICATION  
BY POSTING

ELIANA DIAZ FLORES

VS.

JOSE ALFARO MUNOZ

In the Circuit Court for  
Prince George’s County, Maryland  
Case Number: C-16-FM-25-004594

ORDERED, ON THIS 18th day of September, 2025, by the Circuit Court for Prince George’s County MD:

That the Defendant, Jose Antonio Alfaro Munoz is hereby notified that the Plaintiff, has filed a COMPLAINT FOR CUSTODY and MOTION FOR FACTUAL FINDINGS OF SPECIAL IMMIGRANT JUVENILE STATUS ELIGIBILITY naming him/her as the defendant and stating that the Defendant’s last known address is: Canton Conacaste, Ciudad Arce, La Libertad, El Salvador 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 18th day of October 2025; and it is further;

ORDERED, THAT THE DEFENDANT, JOSE ANTONIO ALFARO MUNOZ, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 17th 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  
150706 (9-25,10-2,10-9)

LEGALS

NOTICE OF CIVIL  
ACTION

SOFTMOC USA, INC.  
v.

G&C TRANSPORTATION, LLC

United States District Court for  
the District of Maryland,  
Civil Action No. 8:25-cv-00389-PX  
To G&C Transportation LLC:

You are hereby notified that a lawsuit has been filed against you in the United States District Court for the District of Maryland for negligence, and for claims arising under the Carmack Amendment in connection with the shipment of goods that were lost. If you fail to respond to this lawsuit by October 2, 2025, a default judgment may be entered against you. The response must be signed by you or your attorney and mailed to the following:

Clerk of Court  
District of Maryland  
6500 Cherrywood Lane  
Greenbelt, MD 20770  
  
Eric Yaffe (USDC MD No. 15595)  
Lathrop GPM LLP  
The Watergate  
600 New Hampshire Avenue,  
N.W. Suite 700  
Washington, D.C. 20037

150658 (9-18,9-25,10-2,10-9)

LEGALS

NOTICE

District Court of Maryland for  
Prince George’s County  
Case no. 050200067162022

Normandy Place Condominium Association  
c/o: CM Law formerly Cameron Mericle, PA, 7875 Belle Point Drive  
Greenbelt, MD 20770

v.

Singh & Daughters Investments  
LLC, c/o: Singh, Vineeta,  
1211 Farmington Ave.  
Accokeek, MD 20607

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

The property specifically described in the inventory has been sold at judicial sale. Inventory of property sold.

Notice is herewith given that the sale of the property at 14200 Farnsworth Lane, Unit 204, Upper Marlboro, MD, that is described in a Deed recorded in Liber 42463, folio 337, among the Land Records of Prince George’s County.

The sale will be ratified unless cause to the contrary is shown on or before 10/22/2025 (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 successive weeks before 10/22/2025, in one or more newspapers of general circulation in Prince George’s County. The report states the amount of the sale to be \$71,450.

The court signed this notice on 9/22/25.

150724 (10-2,10-9,10-16)

Notice of Trust  
Administration

Harry and Molly Katz  
Revocable Trust Agreement  
Date of Trust: April 28, 2024  
Settlor: Molly Katz  
Date of Death: August 7, 2025

Pursuant to the terms of the Harry and Molly Katz Revocable Trust Agreement, the undersigned Trustee hereby provides notice to of the following:

1. Trust Information:

The Trust, created by Molly Katz dated April 28, 2024 has become irrevocable upon the death of Molly Katz on August 7, 2025.

2. Trust Information:

The undersigned, Douglas L. Burgess, is the current Trustee of the Trust. The Trustee can be contacted at:

8640 Ridgelys Choice Drive  
Suite 201A  
Nottingham, MD 21236  
410-870-5200  
doug@burgesslawllc.com

3. Intent to Administer the Trust:

The Trustee intends to administer the Trust according to its terms and Maryland law. As the trust is now irrevocable due to the death of the settlor, the Trustee is taking steps to carry out the terms of the trust.

4. Right to Contest the Trust:

Under Maryland law, any interested party may contest the validity of the trust or the trustee’s actions. The contest period is 6 months from the date this notice is published or the date of the Trustee’s knowledge of the contesting party’s claim, whichever is earlier. If you wish to challenge the terms or administration of the trust, you must do so within this timeframe.

5. Trust Administration:

The Trustee will take the necessary steps to gather, manage, and distribute the trust assets according to the trust terms.

Douglas L. Burgess  
Trustee  
Dated September 19, 2025

150712 (9-25,10-2,10-9)

James P Lillis  
7600 Wisconsin Ave., Suite 600  
Bethesda, MD 20814  
301-652-6880

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
MANUEL RAMON RODRIGUEZ

Notice is given that Norma Nely Rodriguez, whose address is 13132 Saint James Sanctuary Dr, Bowie, MD 20720-6369, was on September 19, 2025 appointed Personal Representative of the estate of MANUEL RAMON RODRIGUEZ who died on July 28, 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.

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.

NORMA NELY RODRIGUEZ  
Personal Representative

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

Estate No. 134742  
150752 (10-2,10-9,10-16)

NOTICE

TAMEKA JONES

Vs.

TODD JONES

In the Circuit Court for Prince  
George’s County, Maryland  
Case Nos. C-16-FM-23-000523

NOTICE IS HEREBY given this 25th day of September, 2025, by the Circuit Court of Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings, specifically, 12408 Hillantrae Drive, Clinton, Maryland 20735 made and reported by Abigale Bruce-Watson, Trustee, will be ratified and confirmed, unless cause to the contrary be shown on or before the 27th day of October, 2025.

PROVIDED, a copy of this NOTICE be inserted in a newspaper published in said County, one in each of three (3) successive weeks before the 27th day of October, 2025.

The REPORT STATES the amount of sale to be Six Hundred Ten Thousand Dollars and No Cents (\$610,000.00) with a Seller’s credit of 3.5%.

MAHASIN EL AMIN  
Clerk, Circuit Court for  
Prince George’s County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
150753 (10-2,10-9,10-16)

LEGALS

NOTICE OF REPORT  
OF SALE

CAPITAL COVE AT NATIONAL  
HARBOR  
PROPERTY OWNER’S ASSOCIATION, INC.

Plaintiff  
v.  
VIVIAN D GASTON  
Defendant(s)

In the Circuit Court for  
Prince George’s County, Maryland  
Civil Case No. C-16-CV-25-002381

NOTICE is hereby given this 29th day of September, 2025, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 29th day of October, 2025 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 29th day of October, 2025.

The Report of Sale states the amount of the foreclosure sale to be \$640.95. The property sold herein is 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”).

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

True Copy—Test:  
Mahasin El Amin, Clerk  
150819 (10-9,10-16,10-23)

LEGALS

NOTICE OF REPORT  
OF SALE

CAPITAL COVE AT NATIONAL  
HARBOR  
PROPERTY OWNER’S ASSOCIATION, INC.

Plaintiff  
v.  
Marjorie Feroe and Edward Davis  
III  
Defendant(s)

In the Circuit Court for  
Prince George’s County, Maryland  
Civil Case No. C-16-CV-25-002383

NOTICE is hereby given this 29th day of September, 2025, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 29th day of October, 2025 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 29th day of October, 2025.

The Report of Sale states the amount of the foreclosure sale to be \$1,892.31. The property sold herein is 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”).

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

True Copy—Test:  
Mahasin El Amin, Clerk  
150820 (10-9,10-16,10-23)

NOTICE OF REPORT  
OF SALE

CAPITAL COVE AT NATIONAL  
HARBOR  
PROPERTY OWNER’S ASSOCIATION, INC.

Plaintiff  
v.  
Marjorie Feroe and Edward Davis  
III  
Defendant(s)

In the Circuit Court for  
Prince George’s County, Maryland  
Civil Case No. C-16-CV-25-002384

NOTICE is hereby given this 29th day of September, 2025, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 29th day of October, 2025 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 29th day of October, 2025.

The Report of Sale states the amount of the foreclosure sale to be \$1,169.65. The property sold herein is 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”).

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

True Copy—Test:  
Mahasin El Amin, Clerk  
150821 (10-9,10-16,10-23)

NOTICE OF REPORT  
OF SALE

CAPITAL COVE AT NATIONAL  
HARBOR  
PROPERTY OWNER’S ASSOCIATION, INC.

Plaintiff  
v.  
George M Dickerson Jr, Margaret  
Dickerson and Brenda K Reeves  
Defendant(s)

In the Circuit Court for  
Prince George’s County, Maryland  
Civil Case No. C-16-CV-25-002385

NOTICE is hereby given this 29th day of September, 2025, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 29th day of October, 2025 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 29th day of October, 2025.

The Report of Sale states the amount of the foreclosure sale to be \$3,283.71. The property sold herein is 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”).

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

True Copy—Test:  
Mahasin El Amin, Clerk  
150822 (10-9,10-16,10-23)

LEGALS

NOTICE OF REPORT  
OF SALE

CAPITAL COVE AT NATIONAL  
HARBOR  
PROPERTY OWNER’S ASSOCIATION, INC.

Plaintiff  
v.  
Heidi R Unzicker and Ores D Unzicker  
Defendant(s)

In the Circuit Court for  
Prince George’s County, Maryland  
Civil Case No. C-16-CV-25-002389

NOTICE is hereby given this 29th day of September, 2025, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 29th day of October, 2025 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 29th day of October, 2025.

The Report of Sale states the amount of the foreclosure sale to be \$3,118.79. The property sold herein is 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”).

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

True Copy—Test:  
Mahasin El Amin, Clerk  
150823 (10-9,10-16,10-23)

NOTICE OF REPORT  
OF SALE

CAPITAL COVE AT NATIONAL  
HARBOR  
PROPERTY OWNER’S ASSOCIATION, INC.

Plaintiff  
v.  
Nancy N Solnick and Paul B Solnick  
Defendant(s)

In the Circuit Court for  
Prince George’s County, Maryland  
Civil Case No. C-16-CV-25-002390

NOTICE is hereby given this 29th day of September, 2025, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 29th day of October, 2025 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 29th day of October, 2025.

The Report of Sale states the amount of the foreclosure sale to be \$2,279.97. The property sold herein is 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”).

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

True Copy—Test:  
Mahasin El Amin, Clerk  
150824 (10-9,10-16,10-23)

NOTICE OF REPORT  
OF SALE

CAPITAL COVE AT NATIONAL  
HARBOR  
PROPERTY OWNER’S ASSOCIATION, INC.

Plaintiff  
v.  
Tawanna M Dickerson  
Defendant(s)

In the Circuit Court for  
Prince George’s County, Maryland  
Civil Case No. C-16-CV-25-002402

NOTICE is hereby given this 29th day of September, 2025, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 29th day of October, 2025 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 29th day of October, 2025.

The Report of Sale states the amount of the foreclosure sale to be \$10,028.65. The property sold herein is 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”).

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

True Copy—Test:  
Mahasin El Amin, Clerk  
150825 (10-9,10-16,10-23)

NOTICE OF REPORT  
OF SALE

CAPITAL COVE AT NATIONAL  
HARBOR  
PROPERTY OWNER’S ASSOCIATION, INC.

Plaintiff  
v.  
James H Dwight and Elizabeth V  
Dwight, Trustees of The DMB  
Trust, dated November 27, 2012  
Defendant(s)

In the Circuit Court for  
Prince George’s County, Maryland  
Civil Case No. C-16-CV-25-002410

NOTICE is hereby given this 29th day of September, 2025, by

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

716 LARCHMONT AVENUE  
CAPITOL HEIGHTS, MD 20743

By authority contained in a Deed of Trust dated July 19, 2022 and recorded in Liber 47961, Folio 507, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$372,913.00, and an interest rate of 6.875%, 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

OCTOBER 21, 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 \$36,000.00 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

150721 (10-2,10-9,10-16)

LEGALS

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

In The Estate Of:  
VIRGINIA HULVEY  
Estate No.: 137223

NOTICE OF  
JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Wayne Haley, Jr. for judicial probate for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **November 24, 2025 at 10:30 A.M.**

This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

150734 (10-2,10-9)

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

In The Estate Of:  
BERTIE FAYE PROCTOR  
Estate No.: 136075

NOTICE OF  
JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **December 9, 2025 at 10:30 A.M.**

This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

150741 (10-2,10-9)

THE PRINCE  
GEORGE’S  
POST  
NEWSPAPER  
CALL 301-627-0900

or

FAX 301-627-6260

LEGALS

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED  
REAL PROPERTY

1101 DUTTON WAY  
CAPITOL HEIGHTS, MD 20743

By authority contained in a Deed of Trust dated October 29, 2012 and recorded in Liber 34113, Folio 006, modified by Loan Modification Agreement recorded on May 11, 2015, at Liber No. 36971, Folio 587, and further modified by Loan Modification Agreement recorded on February 28, 2019, at Liber No. 41846, Folio 74, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$139,428.00, and an interest rate of 4.750%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

OCTOBER 21, 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 \$13,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

Richard E. Solomon, et al.,  
Substitute Trustees

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

150720 (10-2,10-9,10-16)

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

12800 ODENS BEQUEST DRIVE  
BOWIE, MD 20720

By authority contained in a Deed of Trust dated May 22, 2007 and recorded in Liber 28104, Folio 499, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$1,075,500.00, and an interest rate of 3.500%, 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

OCTOBER 21, 2025 AT 11:30 AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$46,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

Richard E. Solomon, et al.,  
Substitute Trustees

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

150722 (10-2,10-9,10-16)

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

2803 WOOD HOLLOW PLACE  
FORT WASHINGTON, MD 20744

By authority contained in a Deed of Trust dated June 5, 2008 and recorded in Liber 29774, Folio 705, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$220,813.00, and an interest rate of 2.500%, 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

OCTOBER 21, 2025 AT 11:30 AM

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

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

150719 (10-2,10-9,10-16)

LEGALS

NOTICE OF PUBLIC HEARING

The TOWN OF Capitol Heights, MARYLAND

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

NOTICE is hereby given by the Mayor and Council of the Town of Capitol Heights, Maryland that on September 22, 2025 Annexation Resolution No. 2-2025 (the “Resolution”), known as the 2024 Extension (Revised Phase 2) was introduced and read at a regular/special meeting of the Council of the Town of Capitol Heights (the “Town Council”) proposing and recommending that the boundaries of the Town of Capitol Heights be changed so as to annex to and include within the boundaries of the Town all that certain area of land therein identified as:

CERTAIN TAX-EXEMPT REAL PROPERTIES LOCATED GENERALLY EAST OF THE PRESENT CORPORATE LIMITS OF THE TOWN OF CAPITOL HEIGHTS INCLUDING CERTAIN SEGMENTS OF PUBLIC RIGHT OF WAYS AND SEVERAL PARCELS OR LOTS OF TAX-EXEMPT LAND INCLUDING APPROXIMATELY 14 PARCELS OR LOTS MAKING UP THE CONCORD HISTORIC SITE AND WALKER MILL REGIONAL PARK SITUATED ALONG OR NEAR WALKER MILL ROAD CONTAINING A TOTAL OF 560 ACRES OF SUBDIVIDED LOTS OR PARCELS OR PARTS THEREOF MORE OR LESS AND INCLUDING ANY PUBLIC OR PRIVATE WAYS FOUND THEREIN AS FURTHER DESCRIBED BELOW IN THIS ANNEXATION PLAN AND ANNEXATION RESOLUTION NO. 2-2025.

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

**Monday, October 27th, 2025**  
**at or about 7:00 o’clock P.M.**

**at 1 Capitol Heights Boulevard, Capitol Heights, MD 20743**

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

Conditions of proposed annexation are as follows:

1. The Town shall pay the costs in regard to said annexation, and all advertising, professional consultants and legal expenses related to the annexation. The owners of assessable and taxable property within the Annexation Property, if any, shall begin paying municipal property taxes immediately or within the upcoming fiscal year, as permitted by law. Currently all or a portion of real property located within the Annexation Area appears to be non-taxable and thereby is not now or in the immediate future may be subject to municipal tax on real property. This annexation follows the introduction of Annexation Resolution 01-2025 and is the 2nd Phase of a previous and more comprehensive annexation (Annexation Resolution 01-2024) introduced but not finalized in December 2024.

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

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

In accordance with the Local Government Article, §4-406, of the Annotated Code of Maryland (the “Maryland Code”), this Notice shall be published four (4) times, at consecutive weekly intervals, beginning on or about **October 2nd, 2025**.

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

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

By Authority of:

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

150725 (10-2,10-9,10-16,10-23)

The Prince George’s Post

Serving Prince George’s County

301.627.0900