

LEGALS

PRINCE GEORGE’S COUNTY GOVERNMENT

Board of License Commissioners

(Liquor Control Board)

REGULAR SESSION

NOVEMBER 12, 2025

1. t/a Hyattsville Spirits and Grill – Oral arguments from the City of Hyattsville and Licensees pertaining to the case. – Licensees represented by Robert Kim, Esquire. City of Hyattsville represented by Ernest Cornbrooks IV, Esquire.
2. t/a Collington Wine & Spirits, Ashuta Tandon, Member-Manager. Located at 3400 Crain Highway, Bowie, 20716. – Request for a Special Sunday Sales Permit. Represented by Robert Kim, Esquire.
3. t/a Strick’s Restaurant, Giles Fletcher II, President/ Vice President/Secretary/ Treasurer. Located at 3211 Branch Avenue, Silver Hill, 20748. – Request for a Special Sunday Sales Permit. Represented by Robert Kim, Esquire.
4. t/a Caribe Express, Randolph Williams, President. Located at 338 Main Street, Laurel, 20707. – Request for a Special Entertainment Permit.
5. t/a Caribe Express, Randolph Williams, President. Located at 338 Main Street, Laurel, 20707, for non-payment of the fines related to violation of R.R. No. 75 – Special Entertainment Permit of the Rules and Regulations of Prince George’s County.
6. t/a Miss Toya’s Southern Kitchen, Shatorya Owens, CEO. Located at 14700 Baltimore Avenue, Suite 110, Laurel, 20708, for an alleged violation of Section 6-311, Purchase Alcoholic Beverage from other than a Wholesaler, of the Annotated Code of Maryland, and R.R. No. 11 of the Rules and Regulations for Prince George’s County.
7. t/a Orbit Beer & Shop, Monir Hossain, President. Located at 9900 Greenbelt Road, Suite J, Lanham, 20706, for an alleged violation of Section 6-311, Purchase Alcoholic Beverage from other than a Wholesaler, of the Annotated Code of Maryland, and R.R. No. 11 of the Rules and Regulations for Prince George’s County.
8. t/a National Golf Club at Tantalillon, Mulugeta Tesfakiros, Sole Managing Member, Aster Haile-selasse, Member, Santayehue A. Desta, Member. Located at 300 St. Andrews Drive, Fort Washington, 20744, for an alleged violation of R.R. No. #1 of the Rules and Regulations for Prince George’s County: Sale to or Possession By Underage Persons: A Pursuant to Sections 6-304 and 26-2707 of the Alcoholic Beverages Article of the Annotated Code of Maryland, a licensee or any of his/her employees or agents, may not sell, serve or furnish or allow the consumption or possession of any alcoholic beverages at any time to any person under the age of 21. Represented by Charles E. Walton, Esquire. Continued from October 8, 2025, Hearing.

A virtual hearing will be held via Zoom at 7:00 p.m. on Wednesday, November 12, 2025. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC’s website at <http://bolc.mypgc.us>, or you may email BLC@co.pg.md.us to request the link. Letters of Support or Oppositions should be submitted to our office at least 5 days prior to the day of the hearing. Additional information may be obtained by contacting the Board's Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest:
Terence Sheppard
Director
October 23, 2025

151044 (10-30,11-6)

LEGALS

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

In The Estate Of:
GWENDOLYN ANNE MITCHELL

Estate No.: 136708

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Casandra Chappell for judicial probate of the will dated June 30, 2014 and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on December 11, 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

150976 (10-23,10-30)

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 Statutes 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 Du-vall Wing, Upper Marlboro MD 20772 at 04:00 P.M on 11/14/2025. 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 Lienor’s Location. If anyone has an interest in any of the vehicles or vessels listed below, please call us at the number listed below. All parties claiming interest in the following may contact Freestate Lien & Recovery Inc, at 410-867-9079.

LOT#10656
2019 VOLKSWAGON
VIN# 1V2WR2CA8KC568531

LOT#10687
2021 HONDA
VIN# LALJE0378M3303260

LOT#10751
2008 SUZUKI
VIN# JS1V555A682108969

LOT#10752
2006 KAWASAKI
VIN# JKBZXJD136A001843

LOT#10754
2018 FORD
VIN# 1FA6P8TH8J5167433

LOT#10755
2016 FORD
VIN# 1FBZX2ZM1GKB31719

LOT#10757
2011 AUDI
VIN# WA1LFAFP0BA011514

LOT#10762
2018 JEEP
VIN# 1C4HJXFG0JW245960

LOT#10765
2011 BENETEAU 49.4’ BOAT
USCG# 1233444
HIN# BEYKK028D111
NAME ON BOAT: LIBERTY
HERRINGTON HARBOUR NORTH
389 DEALE RD
TRACEY’S LANDING

LOT#10766
1998 SILVERTON 38.6’ BOAT
USCG# 1067445
HIN# STNAB090C898
NAME ON BOAT: SEEK ABUNDANCE
HERRINGTON HARBOUR NORTH
389 DEALE RD
TRACEY’S LANDING

LOT#10778
2011 FORD
VIN# 1FTLR4FE0BPA48704

LOT#10779
2017 FORD
VIN# 3FA6P0HD8HR143115

LOT#10780
2018 CHEVROLET
VIN# 2GNAXJEV9J6279801

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

151049 (10-30,11-6)

THE PRINCE GEORGE’S POST

Call 301-627-0900

Fax 301-627-6260

SUBSCRIBE TODAY!

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
WILLIAM CHARLES ROVESTI

Notice is given that Julianne Rovesti, whose address is 5415 Connecticut Ave NW Apt L7, Washington, DC 20015-2777, was on October 20, 2025 appointed personal representative of the small estate of WILLIAM CHARLES ROVESTI who died on May 19, 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 interested persons or unpaid claimants having any objection to the appointment shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

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

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

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

JULIANNE ROVESTI
Personal Representative

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

Estate No. 138031

151024 (10-30)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
ALICIA F. LACY

Notice is given that KELLY C LACY-MCDONALD, whose address is 12960 Walsh Ln, Lusby, MD 20657-4117, was on October 20, 2025 appointed personal representative of the small estate of ALICIA F. LACY, who died on April 16, 2020 without a will.

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

All persons having any objection to the appointment 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.

KELLY C LACY-MCDONALD
Personal Representative

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

Estate No. 137623

151025 (10-30)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
JAMES KARL NEEDEER

Notice is given that Nancy Cole, whose address is 3715 Enterprise Rd, Bowie, MD 20721-2102, was on October 21, 2025 appointed personal representative of the small estate of JAMES KARL NEEDEER, 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 interested persons or unpaid claimants having any objection to the appointment shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

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

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

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

NANCY COLE
Personal Representative

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

Estate No. 138516

151026 (10-30)

LEGALS

Todd K. Pounds
6710 Oxon Hill Road, Suite 210
Oxon Hill, Maryland 20745
410-353-2748

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
CARMEN BARRY YOUNG

Notice is given that Roger L. Young, Jr., whose address is 46019 Gooseneck Drive, Lexington Park, Maryland 20653, was on October 16, 2025 appointed Personal Representative of the estate of CARMEN BARRY YOUNG who died on June 18, 2025 with a will.

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

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

ROGER L. YOUNG, 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. 138452

151030 (10-30,11-6,11-13)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
HARVEY SWINSON JR

Notice is given that Belicia Swinson, whose address is 10900 Sweet Gum Way, Clinton, MD 20735, was on October 15, 2025 appointed personal representative of the small estate of HARVEY SWINSON JR, who died on July 19, 2025 without a will.

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

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

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

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

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

BELICIA SWINSON
Personal Representative

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

Estate No. 138937

151027 (10-30)

Julia A Reinhart
92 Franklin St PO Box 64
Annapolis, MD 21404
410-268-5035

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
HAROLD FRANK GOLDSMITH

Notice is given that Deborah Mindel Weller, whose address is 120 Linda Ln, Millersville, MD 21108-2115, was on October 15, 2025 appointed Personal Representative of the estate of HAROLD FRANK GOLDSMITH who died on September 18, 2025 with a will.

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

All 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 15th day of April, 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 15th day of April, 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 MINDEL WELLER
Personal Representative

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

Estate No. 138939

151033 (10-30,11-6,11-13)

PRINCE GEORGE’S POST EARLY DEADLINE

Publication Date

Deadline

November 13th, 2025 Edition Noon, Friday, November 7th, 2025

November 27th, 2025 Edition Noon, Friday, November 21st, 2025

December 25th, 2025 Edition Noon, Friday, December 19th, 2025

* *NO EXCEPTIONS* *

LEGALS

LM File No.: 3412-00001

LEWIS MCDANIELS, LLC
41 N Market St.
Frederick, Maryland 21701

ORDER OF PUBLICATION

Medical Estate LLC,

Plaintiff,

vs.

Insight Real Estate, LLC,

Plaintiff,

vs.

Walter A. Straughan, or his successor in trust, Co-Trustee of the National Church of God at Fort Washington; Mack L. Caddell, or his successor in trust, Co-Trustee of the National Church of God at Fort Washington; George Henderson, or his successor in trust, Co-Trustee of the National Church of God at Fort Washington; Local Board of Trustees of the Church of God at Fort Washington; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as N Two Thirds O F Outlot B 10,609.0000 Sq.Ft. Hillcrest Heights Blk C Assmt \$2,100 Lib 26817 Fl 343 and being identified on the Tax Roll as Parcel ID: 06-0531590, and which may be known as Vacant lot on 26th Ave., Temple Hills, MD 20748, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, described as N Two Thirds O F Outlot B 10,609.0000 Sq.Ft. Hillcrest Heights Blk C Assmt \$2,100 Lib 26817 Fl 343 and being identified on the Tax Roll as Parcel ID: 06-0531590, and which may be known as Vacant lot on 26th Ave., Temple Hills, MD 20748, Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-25-005773 (TAX SALE)

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

described as N Two Thirds O F Outlot B 10,609.0000 Sq.Ft. Hillcrest Heights Blk C Assmt \$2,100 Lib 26817 Fl 343 and being identified on the Tax Roll as Parcel ID: 06-0531590, and which may be known as Vacant lot on 26th Ave., Temple Hills, MD 20748.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 20th day of October, 2025, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, the last insertion on or before the 14th day of November, 2025, warning all persons interested in the property to appear in this Court by the 23rd day of December, 2025, and redeem their property and/or answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to the property, and vesting in the plaintiff a title free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk

151007 (10-23,10-30,11-6)



LEGALS

COUNTY COUNCIL HEARINGS

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

NOTICE OF PUBLIC HEARINGS

TUESDAY, NOVEMBER 4, 2025
COUNCIL HEARING ROOM
WAYNE K. CURRY ADMINISTRATION BUILDING
1301 MCCORMICK DRIVE
LARGO, MARYLAND
<https://pgccouncil.us/LIVE>

10:00 A.M.

Notice is hereby given that on Tuesday, November 4, 2025, the County Council of Prince George's County, Maryland, will hold the following public hearing:

COUNCIL BILLS:

CB-067-2025 (DR-3) AN ACT CONCERNING PRINCE GEORGE'S COUNTY FOOD AS MEDICINE HEALTH PROGRAM ACT OF 2025 for the purpose of establishing the Prince George's County Food as Medicine Health Program within the County Department of Health; providing for grant awards and partnerships to implement medically supportive food and nutrition interventions to improve health outcomes, reduce chronic disease, and address food insecurity; providing for certain partnerships and education; providing for a certain Workgroup; providing for the use of funds; providing for reporting requirements; providing for a technical assistance program; providing for guidance and recommendations; providing for implementation and funding; and generally relating to food as a component of healthcare delivery in Prince George's County.

CB-082-2025 (DR-2) AN ACT CONCERNING SUPPLEMENTARY APPROPRIATIONS for the purpose of declaring transferring appropriations within the General Fund to provide for costs that were not anticipated and included in the Approved Fiscal Year 2025 Budget.

CB-090-2025 AN ACT CONCERNING COLLECTIVE BARGAINING AGREEMENT FRATERNAL ORDER OF POLICE 112, PRINCE GEORGE'S COUNTY SHERIFFS LODGE INC., for the purpose of amending the labor agreement by and between Prince George's County, Maryland and the Fraternal Order of Police 112, Prince George's County Sheriffs Lodge Inc., to provide for wages and certain other terms and conditions of employment for personnel classifications certified by the Prince George's County Public Employee Relations Board and as amended by the Office of Human Resources Management from time to time.

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

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

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

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

ATTEST:
Donna J. Brown
Clerk of the Council

151002 (10-23,10-30)

LEGALS

COUNTY COUNCIL HEARINGS

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

NOTICE OF PUBLIC HEARINGS

MONDAY, NOVEMBER 10, 2025
COUNCIL HEARING ROOM
WAYNE K. CURRY ADMINISTRATION BUILDING
1301 MCCORMICK DRIVE
LARGO, MARYLAND
<https://pgccouncil.us/LIVE>

11:00 A.M.

Notice is hereby given that on Monday, November 10, 2025, the County Council of Prince George's County, Maryland, will hold the following public hearing:

COUNCIL RESOLUTIONS:

CR-114-2025 A RESOLUTION CONCERNING FISCAL YEAR ("FY") 2026 ANNUAL ACTION PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT for the purpose of amending the Prince George's County Fiscal Year ("FY") 2026 Annual Action Plan for Housing and Community Development by adding the New Carrollton - Affordable - Phase 4 project, an eligible activity not originally funded or described in the FY 2026 Annual Action Plan, and the reprogramming and reallocation of two million, five hundred thousand dollars (\$2,500,000) in HOME Investment Partnerships ("HOME") Program funds from Annual Action Plans approved in prior fiscal years to support the New Carrollton - Affordable - Phase 4 project.

CR-116-2025 A RESOLUTION CONCERNING HOUSING INVESTMENT TRUST FUND ("HITF") FOR HOUSING AND COMMUNITY DEVELOPMENT for the purpose of committing and allocating the amount of three million, five hundred thousand dollars (\$3,500,000) in Prince George's County Housing Investment Trust Fund ("HITF") Program funds to the Flats at Glenridge Station project, an eligible activity, for gap financing of new affordable rental housing construction.

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

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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

151001 (10-23,10-30)

ADVERTISE!

Call Today 301-627-0900

LEGALS

COUNTY COUNCIL HEARINGS

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

NOTICE OF PUBLIC HEARINGS

MONDAY, NOVEMBER 10, 2025
COUNCIL HEARING ROOM
WAYNE K. CURRY ADMINISTRATION BUILDING
1301 MCCORMICK DRIVE
LARGO, MARYLAND
<https://pgccouncil.us/LIVE>

11:00 A.M.

Notice is hereby given that on Monday, November 10, 2025, the County Council of Prince George's County, Maryland, will hold the following public hearing:

COUNCIL BILLS:

CB-027-2025 (DR-2) AN ORDINANCE CONCERNING MODERNIZING ACCESS TO TREATMENT SERVICES for the purpose of defining State-licensed medical clinics as a new principal use type; establishing the zones in which this new use type is permitted, as shown on the principal use tables; setting forth conditions under which this new principal use may be approved; establishing off-street parking requirements for this new use type; amending the description of the Health Care Uses principal use category; amending the definition of Medical facility; and removing Methadone treatment center as a principal use type.

CB-042-2025 (DR-3) AN ORDINANCE CONCERNING APPLICATION PREPARATION, SUBMISSION AND REVIEW PROCEDURES AND DECISION STANDARDS for the purpose of amending certain definitions; amending pre-application requirements to require applicants to demonstrate the proposal's conformance with applicable Master Plans; amending pre-application procedures to allow applicants to hold an informational consultation with relevant Council members; amending pre-application procedures to make neighborhood meeting notices publicly searchable; amending pre-application procedures to allow neighborhood meeting participants to become persons of record; amending certain development application submittal requirements to demonstrate the proposal's conformance with applicable Master Plans; and amending the decision standards for approval of detailed site plan and special exception applications to include Master Plan consistency as a required standard for site plan approval.

CB-065-2025 (DR-2) AN ORDINANCE CONCERNING CANNABIS USES for the purpose of reconciling areas for Cannabis uses consistent with authority set forth in State law; revising use-specific standards for permitted Cannabis uses; establishing parking regulations for permitted Cannabis uses; providing for the prospective application of provisions and amendments adopted herein; providing a severability clause for the provisions related to Cannabis uses in Prince George's County; and generally regarding Cannabis areas and uses in Prince George's County.

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

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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

151045 (10-30,11-6)

LEGALS

LEGAL NOTICE

CITY OF BOWIE, MD

Ordinance O-12-25 Amending City Code, Chapter 14 "Motor Vehicles and Traffic", Article III, §14-17b, "Speed Monitoring Systems", to Increase the Fines for Certain Violations Thereof.

PASSED by the Council of the City of Bowie, Maryland at a Regular Meeting on October 20, 2025.

Alfred D. Lott
City Manager

151021 (10-30)

Public Notice

WSSC Water Adopts 2024 WSSC Plumbing and Fuel Gas Code

On October 15, 2025, the Washington Suburban Sanitary Commission adopted the 2024 WSSC Plumbing and Fuel Gas Code. The signed resolution can be viewed here: www.wsscwater.com/pfg-code-update. The effective date of the resolution is December 1, 2025.

The Plumbing and Fuel Gas Code can be viewed here: <https://www.wsscwater.com/codebooks>.

For additional code-related information, contact Technical Standards Engineering Manager Chris Imhof at christopher.imhof@wsscwater.com or 301-206-8514.

151039 (10-30)

LEGALS

NOTICE OF INTENT TO DISPOSE OF IMPOUNDED VEHICLES

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

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

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

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

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

YEAR	MAKE	MODEL	VIN
2006	Mazda	Mazda6	JM1GG12L861105766
2016	Dodge	Caravan	2C4RDGBG9GR203354
2009	Nissan	Altima	3VV2B7AX5MM141075
2001	Honda	Accord	1HGGC16561A064431
2013	Volkswagen	Passat	1VWCN7A32DC030313
2014	Ford	Escape	1FMCU0F78EU41747
2010	Nissan	Rogue	JN8AS5MV9AW611472
2016	Kia	Optima	5XXGU4L38GG098638

151046 (10-30)

LEGALS

Jennifer O. Schiffer
2311 Wilson Blvd., Ste 500
Arlington, VA 22201
703-525-4000

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARGERIE COTHRAN JOHNSON

Notice is given that Michelle Denise Johnson Morse, whose address is 14806 Debenham Way, Bowie, Maryland 20721, was on October 1, 2025 appointed Personal Representative of the estate of MARGERIE COTHRAN JOHNSON who died on March 7, 2025 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 1st day of April, 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 DENISE JOHNSON MORSE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 137787
150922 (10-16,10-23,10-30)

LEGALS

Ronald Scott Mitchell
Wills and Trusts LLC
8403 Colesville Road, Suite 1100
Silver Spring, MD 20910
844-952-9445

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LORNA JEWEL GREEN

Notice is given that Christopher Michael Green, whose address is 1711 Scotch Pine Drive, Brandon, FL 33511, was on June 13, 2025 appointed Personal Representative of the estate of LORNA JEWEL GREEN, 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.

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 13th day of December, 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.

CHRISTOPHER MICHAEL GREEN
Personal Representative

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

Estate No. 136026
150935 (10-16,10-23,10-30)

Andrew Swanekamp Esq
10136 Roveout Ln
Columbia, MD 21046-1327
410-624-9299

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MADINATU EBILOH KAMARA

Notice is given that Mariama Bah, whose address is 4807 Daisey Creek Ter, Beltsville, MD 20705-1139, was on October 10, 2025 appointed Personal Representative of the estate of MADINATU EBILOH KAMARA, who died on September 17, 2023 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 10th day of April, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 10th day of April, 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.

MARIAMA BAH
Personal Representative

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

Estate No. 135329
150983 (10-23,10-30,11-6)



LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WANDA JOHNSON

Notice is given that Forest Hawkins, whose address is 4653 Deep Spring Pl, Waldorf, MD 20601, was on October 6, 2025 appointed Personal Representative of the estate of WANDA JOHNSON, who died on July 7, 2025 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 6th day of April, 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.

FOREST HAWKINS
Personal Representative

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

Estate No. 138296
150932 (10-16,10-23,10-30)

LEGALS

Zachary W Worshtil Esq
5415 Water Street
Upper Marlboro, MD 20772-3044
301-627-1000

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PATRICIA GALES

Notice is given that Carol D Watson, whose address is 157 Fleet St Unit 615, Oxon Hill, MD 20745-1591, was on June 30, 2025 appointed Personal Representative of the estate of PATRICIA GALES who died on April 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 interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 30th day of December, 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 30th day of December, 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.

CAROL D WATSON
Personal Representative

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

Estate No. 137530
150940 (10-16,10-23,10-30)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARY JEANETTE WILLIAMS

Notice is given that Joyce Y Wells, whose address is 1311 Forest Lake Ct, Mitchellville, MD 20721-3105, was on October 10, 2025 appointed Personal Representative of the estate of MARY JEANETTE WILLIAMS, who died on May 27, 2025 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 10th day of April, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 10th day of April, 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.

JOYCE Y WELLS
Personal Representative

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

Estate No. 138849
150984 (10-23,10-30,11-6)

LEGALS

Nancy L 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
LINDA DEAN FIELLY

Notice is given that Charles Williamson Day Jr, whose address is 11700 College View Dr, Silver Spring, MD 20902, was on October 2, 2025 appointed Personal Representative of the estate of LINDA DEAN FIELLY who died on August 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 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 April, 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 April, 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 WILLIAMSON DAY 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. 138802
150921 (10-16,10-23,10-30)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
COURTNEY LAMONT WILKERSON

Notice is given that Isaiah Kelley, whose address is 555 President St Unit 404, Baltimore, MD 21202-6304, was on October 10, 2025 appointed Personal Representative of the estate of COURTNEY LAMONT WILKERSON, who died on October 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 interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 10th day of April, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 10th day of April, 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.

ISAIAH KELLEY
Personal Representative

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

Estate No. 138897
150985 (10-23,10-30,11-6)

Karl L. Chen
CHEN Law, LLC
9701 Apollo Drive, Suite 381
Largo, MD 20774
301-358-3981

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**DORETHA B. JOHN
AKA: DORETHA BELINDA JOHN**

Notice is given that Dawn C. Garrett, whose address is 145 Riverhaven Drive, Unit 412, Oxon Hill, MD 20745, was on October 6, 2025 appointed Personal Representative of the estate of DORETHA B. JOHN AKA: DORETHA BELINDA JOHN who died on June 30, 2025 with a will.

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

All persons having any objection to the appointment (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 April, 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.

DAWN C. GARRETT
Personal Representative

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

Estate No. 138363
150923 (10-16,10-23,10-30)



LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**JOSEPH HENRY AVERY JR
AKA: JOSEPH AVERY**

Notice is given that Ginia Y Avery, whose address is 4121 28th Ave, Temple Hills, MD 20748-1610, was on October 8, 2025 appointed Personal Representative of the estate of JOSEPH HENRY AVERY JR who died on August 12, 2022 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 8th day of April, 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.

GINIA Y AVERY
Personal Representative

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

Estate No. 128483
150924 (10-16,10-23,10-30)

PRINCE GEORGE’S POST EARLY DEADLINE

Publication Date

Deadline

November 13th, 2025 Edition Noon, Friday, November 7th, 2025

November 27th, 2025 Edition Noon, Friday, November 21st, 2025

December 25th, 2025 Edition Noon, Friday, December 19th, 2025

NO EXCEPTIONS

LEGALS

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

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

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

WEDNESDAY, NOVEMBER 5, 2025 AT 3:00 P.M.

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

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

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

TERMS OF SALE: A deposit of \$10,500.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 4.50% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

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

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

150956 (10-16,10-23,10-30)

BRIAN D. LYMAN, TRUSTEE
HILLMAN, BROWN & DARROW, P.A.
221 Duke of Gloucester Street
Annapolis, Maryland 21401
410-263-3131

**TRUSTEE'S SALE
OF
VALUABLE IMPROVED REAL ESTATE
KNOWN AS**

**2902 Westbrook Lane
Bowie, Maryland 20721**

Under and by virtue of a Final Order establishing Mechanic's Lien and Directing Sale of Property in a case entitled HLG Custom Homes, LLC, dba Stone Castle Custom Homes v. Shane Serrant, et al., in the Circuit Court for Prince George's County, Court Case No.: CAE18-09341, the undersigned, as Trustee, was appointed Trustee to offer for sale at public auction. Said auction to be located at the courthouse steps of the Circuit Court for Prince George's County, 14735 Main Street, Upper Marlboro, Maryland 20772, on the 12th day of November, 2025, at 11:00 a.m., the following property:

2902 Westbrook Lane, Bowie, Maryland 20721

The property consists of a multi-story family residence on Lot 19, as shown on that certain plat entitled, Mount Oak Estates, pursuant to a Deed recorded among the Land Records for Prince George's County at Liber 38324, Folio 351.

TERMS OF SALE:

The property will be sold in "As Is" condition and subject to conditions, restrictions, liens, encumbrances, easements and agreements of record affecting the same, if any, and with no warranty as to the description of the improvements.

A deposit of Two Thousand Dollars (\$5,000.00) will be required of the Purchaser in the form of certified check or cashier's check at the time of sale, or in any other form suitable to the undersigned or the Trustees, in their sole discretion. This requirement shall be waived in the event that the lienor, HLG Custom Homes, LLC dba Stone Castle Custom Homes, is the purchaser. The balance of the purchase money, with interest at the rate of twelve percent (12%) per annum, is to be paid in the form of certified check or cashier's check within twenty (20) days of the date of Final Ratification of Sale by the Circuit Court for Prince George's County, Maryland. The undersigned reserves the right, within his sole discretion, to extend the time for settlement after final ratification upon good cause shown in writing by the purchaser without waiving any rights reserved herein. All state and local ad valorem real estate taxes, other public charges and assessments, liens, water rents, regular and special assessments, and the like, if any, payable on an annual basis, including sanitary and/or metropolitan district charges, and any rents, community dues, fees, etc., if any, shall be adjusted to the date of sale and thereafter assumed by the purchaser. Title examination, conveyancing, state stamps, transfer taxes, recordation taxes and costs and all other costs incident to the settlement are to be paid by Purchaser. TIME IS OF THE ESSENCE. If the Purchaser should default, the deposit will be forfeited as liquidated damages without recourse to the Purchaser and the property will be resold at the Purchaser's risk and cost. In such event, the defaulting purchaser shall be liable for payment of any deficiencies in the resale purchase price, all costs and expenses of both sales, all actual attorney's fees expended and all other charges due and incidental as well as consequential damages.

The undersigned reserves the right at any time during the course of the sale to withdraw the property from the sale if the bid offers are insufficient within the undersigned's sole discretion.

Brian D. Lyman (bdl@hbdlaw.com)
AIS -0312160467
HILLMAN, BROWN & DARROW, P.A.
221 Duke of Gloucester Street
Annapolis, Maryland 21401-2500
410-263-3131 / (Fax) 410-269-7912
Court Appointed Substitute Trustee Pursuant to
Final Order Establishing Mechanic's Lien

150964 (10-23,10-30,11-6)

LEGALS

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

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE
Improved by premises known as
8406 Cinema Court, Clinton, Maryland 20735-2281**

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

WEDNESDAY, NOVEMBER 5, 2025 AT 3:05 P.M.

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

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

For Informational Purposes Only

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

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

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

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

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

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

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

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

150957 (10-16,10-23,10-30)

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**

**1013 SUMMERGLEN COURT UNIT 7-203
BOWIE, MD 20721**

By authority contained in a Deed of Trust dated July 26, 2023 and recorded in Liber 49074, Folio 167, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$220,000.00, and an interest rate of 7.250%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

NOVEMBER 18, 2025 AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$21,000.00 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

151016 (10-30,11-6,11-13)

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 July 2, 2025, recorded 8/22/2025, in Liber 51207 at folio 130 among the Land Records of Prince George's County, Maryland, against: Aaron N. Luster and Lakeisha S. Luster and by virtue of the power and authority granted by Order of Court, dated 10/15/2025, entered in Civil Case No. C-16-CV-25-005749 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, NOVEMBER 19, 2025, AT 11:00 AM

the real property described as follows:

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

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

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

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

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

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

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

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

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

Daniel C. Zickefoose, Trustee

151015 (10-30,11-6,11-13)

LEGALS

**PUBLIC AUCTION OF FEE SIMPLE PROPERTY BY THE
MARYLAND DEPARTMENT OF TRANSPORTATION
OFFICE OF REAL ESTATE AND ECONOMIC DEVELOPMENT
IN COOPERATION WITH THE
STATE HIGHWAY ADMINISTRATION**

Under the provisions of Section § 8-309 of the Transportation Article of the Annotated Code of Maryland.

AUCTION TO BE CONDUCTED: Thursday, November 20, 2025 at 11:30 am on the premises. The Auction will commence with registration beginning at 11:00 am. Please follow directional signage. All interested parties are encouraged to attend.

SUBJECT: The former Ira K. Jones, Et Ux property. Auction to be held for 0.336 +/- acres, located at 511 Kerby Hill Road, Fort Washington, MD 20744. The apparent zoning is Residential Rural (RR). For further information on any zoning matters, please contact Prince George's County Planning Department at 301-952-3530. In responding to this ad or for the purposes of any questions, please refer to **MC# 24-1140**.

TERMS OF SALE: A deposit in the form of a certified or cashier's check in the amount of **\$15,000** shall be required from the successful bidder at the time of the Auction and shall be payable to **MDOT State Highway Administration**. The balance of the purchase price is to be paid at the time of settlement or the deposit may be forfeited to the Maryland Department of Transportation (MDOT) and the property disposed of in whatever manner MDOT may determine, without any further obligation or liability to the buyer.

Settlement must occur within 90 days of "Notice of Approval of Sale" by MDOT. Any request for extension must be submitted, in writing, within 60 days of "Notice of Approval of Sale," to the Chief, Office of Real Estate and Economic Development (ORED). An extension may be granted at the sole discretion of the ORED Chief and may require an additional deposit from the buyer. MDOT reserves the right to reject any and all bid offers.

IMPORTANT NOTICE: All property information contained herein is subject to independent verification by any and all interested parties; whereas it is believed to be accurate it is in no way warranted. A requested bid offer is only a starting point for the Auction, and may not be accepted by MDOT if it is not commensurate with the appraised value of the property, or there could be other reasons for the rejection of bid offers.

This sale is governed by the Offer for Purchase of Fee Simple Property. Any questions regarding the Auction may be directed to:

Ms. Masha! Wakil Phone: 410-865-1270
Director, Real Estate Services Toll-free: 1-866-242-9405
Office of Real Estate and Economic Development
Maryland Department of Transportation
7201 Corporate Center Drive
Hanover MD 21076
Email: mwakil@mdot.maryland.gov

151040 (10-30,11-6)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EUGENE RICHARD LEHR

Notice is given that Wade Wessner, whose address is 17 Locust St, Pine Grove, PA 17963, was on October 14, 2025 appointed Personal Representative of the estate of EUGENE RICHARD LEHR who died on September 1, 2025 with a will.

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

All 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 14th day of April, 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 14th day of April, 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.

WADE WESSNER
Personal Representative

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

Estate No. 138911

150978 (10-23,10-30,11-6)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MICHELE R RUMSEY

Notice is given that David K Rumsey, whose address is 15605 Croom Airport Rd, Upper Marlboro, MD 20772, was on October 10, 2025 appointed Personal Representative of the estate of MICHELE R RUMSEY who died on July 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 10th day of April, 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.

DAVID K RUMSEY
Personal Representative

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

Estate No. 138876

150979 (10-23,10-30,11-6)

LEGALS

A SUMMARY OF HYATTSVILLE CHARTER AMENDMENT
RESOLUTION 2025 – 01 AMENDING THE CHARTER TO REMOVE REQUIREMENTS REGARDING COUNCIL
MEETING START TIMES AND MEETING FREQUENCY

Notice is hereby given by the City Council of the City of Hyattsville, a municipal corporation of the State of Maryland, that the Council passed and adopted Charter Amendment Resolution 2025-01 on October 6, 2025. The title of the Resolution which constitutes a fair summary of the amendment to the City Charter, is as follows:

A Resolution Amending the Charter to Permit Council to Meet Based on the Adoption of its Calendar; Remove the Requirement that Council Meetings Start at 8:00 pm; and Remove the Requirement to Meet Twice a Month and Once a Month on Specific Days in Certain Months.

The Charter Amendment Resolution will become effective November 25, 2025, subject to the provisions of Title 4, Subtitle 3 of the Local Government Article of the Annotated Code of Maryland regarding the right of the qualified voters of the City to petition the proposed amendments to referendum on or before November 15, 2025. The Charter Amendment Resolution shall be posted and available for inspection at the City Municipal Building, 4310 Gallatin Street, Hyattsville, Maryland 20781.

Additionally, to obtain Hyattsville Charter Amendment Resolution 2025-01 in its entirety contact Nate Groenendyk, City Clerk, at (301) 985-5001 or go to www.hyattsville.org.

The City Council of Hyattsville

150904 (10-16,10-23,10-30,11-6)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RUTH SEYMORE GREGORY

Notice is given that Andrea B Smith, whose address is 5713 Avery Park Dr, Derwood, MD 20855-1739, and Patricia Edwards, whose address is 6200 N Kings Hwy Apt 450, Alexandria, VA 22303-2927, were on October 2, 2025 appointed Co-Personal Representatives of the estate of RUTH SEYMORE GREGORY who died on May 30, 2025 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the co-personal representatives shall file their objection with the Register of Wills on or before the 2nd day of April, 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 April, 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.

ANDREA B SMITH
PATRICIA EDWARDS
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. 138081

150928 (10-16,10-23,10-30)

NOTICE TO CREDITORS OF
APPOINTMENT OF
FOREIGN PERSONAL
REPRESENTATIVE

NOTICE IS HEREBY GIVEN that the Probate Court of Beaufort county, South Carolina appointed Daniel Gene Fitzgerald, whose address is 27187 Chippendale Ter, Salisbury, MD 21801-2369, as the Personal Representative of the Estate of Ervin Gene Fitzgerald who died on December 24, 2024 domiciled in South Carolina, Beaufort.

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.

DANIEL GENE FITZGERALD
Foreign Personal Representative

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

Estate No. 138913

150990 (10-23,10-30,11-6)

LEGALS

NOTICE

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

vs. Plaintiffs

Margaret A. Scott and
Estate of Turner M Scott

Defendants

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

CIVIL NO. C-16-CV-24-002267

ORDERED, this 10th day of October, 2025 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 4605 Wheeler Road, Oxon Hill, Maryland 20745 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 10th day of November, 2025 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 10th day of November, 2025, next.

The report states the amount of sale to be \$300,000.00.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk

150960 (10-16,10-23,10-30)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RICHARD MCKINLEY WILSON, SR.

Notice is given that Richard M. Wilson, Jr, whose address is 39 Francis Court, Stafford, VA 22554, and Ellen Denise Hovington, whose address is 15435 Bald Eagle Lane, Woodbridge, VA 22191, were on November 22, 2024 appointed Co-Personal Representatives of the estate of RICHARD MCKINLEY WILSON, SR. 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 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 22nd day of May, 2025.

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

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

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

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

RICHARD M. WILSON, JR
ELLEN DENISE HOVINGTON
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. 135512

150936 (10-16,10-23,10-30)

Notice to Creditors of a Settlor
of a Revocable Trust

To all persons interested in the Trust Agreement for the Randolph Grant Revocable Trust dated June 2, 2023:

This is to give notice that Randolph Grant died on August 29, 2025. Before the decedent's death, the decedent created a revocable trust for which the undersigned, La-Nay Grant, is now a trustee. The address for La-Nay Grant is as follows:

c/o Jenica Cassidy, Esq.
Heisell Fetterman LLP
800 Fifth Ave., Suite 3200
Seattle, Washington 98104

To have a claim satisfied from the property of this trust, a person who has a claim against the decedent must present the claim on or before the date that is six (6) months after the date of the first publication of this notice to the undersigned trustee at the address stated above. The claim must include the following information:

1. A verified written statement of the claim indicating its basis;
2. The name and address of the claimant;
3. If the claim is not yet due, the date on which it will become due;
4. If the claim is contingent, the nature of the contingency;
5. If the claim is secured, a description of the security; and
6. The specific amount claimed.

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

La-Nay Grant, Trustee

Date of first publication:
October 23, 2025

150991 (10-23,10-30,11-6)

NOTICE

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

vs. Plaintiffs

Gwendolyn Howard aka
Gwendolyn S Howard

Defendant

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

CIVIL NO. C-16-CV-23-004555

ORDERED, this 7th day of October, 2025 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 9908 Jacqueline Drive, Fort Washington, Maryland 20744 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 7th day of November, 2025 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 7th day of November, 2025, next.

The report states the amount of sale to be \$304,000.00.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk

150903 (10-16,10-23,10-30)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GLENEZ M HILTON

Notice is given that Glynese Moneke Hilton, whose address is 1909 Curtis Ct SE, Washington, DC 20020-5309, and Glenette Hilton, whose address is 413 Missouri Ave NW, Washington, DC 20011-2144, were on September 26, 2025 appointed Co-Personal Representatives of the estate of GLENEZ M HILTON 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 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 26th 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.

GLYNESE MONEKE HILTON
GLENETTE HILTON
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. 138499

150929 (10-16,10-23,10-30)

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

Mitchell I. Alkon, Esquire
6110 Executive Blvd Ste 300
Rockville, MD 20852
301-326-9453

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JAMES PICO
AKA: JAMES ROMMEL PICO

Notice is given that Kristine I. Pico, whose address is 13801 Town Line Road, Silver Spring, MD 20906, was on October 6, 2025 appointed Personal Representative of the estate of JAMES PICO also known as JAMES ROMMEL PICO, who died on August 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 6th day of April, 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 I. PICO
Prsonal Representative

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

Estate No. 138719

150930 (10-16,10-23,10-30)

LEGALS

COUNTY COUNCIL HEARINGS

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

MONDAY, NOVEMBER 10, 2025
COUNCIL HEARING ROOM
WAYNE K. CURRY ADMINISTRATION BUILDING
1301 MCCORMICK DRIVE, LARGO, MARYLAND
<https://pgccouncil.us/LIVE>

11:00 A.M.

Notice is hereby given that on Monday, November 10, 2025, the County Council of Prince George's County, Maryland, will hold the following public hearing:

CR-119-2025 A RESOLUTION CONCERNING THE 2018 WATER AND SEWER PLAN (JUNE 2025 CYCLE OF AMENDMENTS) for the purpose of changing the water and sewer category designations of properties within the 2018 Water and Sewer Plan.

<u>Sewershed Application Council District</u>	<u>Development Proposal/ Tax Map Location</u>	<u>Acreage/ Zoning</u>	<u>Existing Category</u>	<u>Requested Category</u>
Mattawoman				
25/M-01 Canine Training Facility	A 4,950 SF kennel to house a canine training center 161 C-4; Parcels 76 & 77	7.54 AR	5	4

District 9

Countywide
Redesignations/
Map
Amendments/
Water/Sewer
Connection
Confirmations

Residential Properties				
District 4	13400 11th Street		5	3
District 9	13921 Tower Road		4	3
District 9	13712, 13809, 13811, 13901 Old Brandywine Road (4)		S5	S3
Category 3 – Community System Category 4 – Community System Adequate for Development Planning Category 5 – Future Community System Category 6 – Individual System				

The Prince George's County Council will meet in-person. 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: online-signup@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

151003 (10-23,10-30)

LEGALSLegal Notice

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
FRANK A DEAN SR.
AKA: FRANK ASKEW DEAN SR

Notice is given that Carol E Mc-Gruder, whose address is 16000 Jer-ald Ct, Laurel, MD 20707-2609, was on October 3, 2025 appointed Personal Representative of the estate of FRANK A DEAN SR. who died on March 17, 2025 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the 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 3rd day of April, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 3rd day of April, 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 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 obtained from the Register of Wills.

CAROL E MCGRUDER Personal Representative	
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	
Estate No. 137125	
150926	(10-16,10-23,10-30)

LEGALSLegal Notice

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LOLITA D BUTLER

Notice is given that Carlos R Butler, whose address is 5321 Radford Loop, Fairburn, GA 30213-1132, was on Oc-tober 3, 2025 appointed Personal Representative of the estate of LOLITA D BUTLER who died on July 1, 2025 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representa-tive 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 3rd day of April, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 3rd day of April, 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 obtained from the Register of Wills.

CARLOS R 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. 138720	
150927	(10-16,10-23,10-30)

LEGALSLegal Notice

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BLANNIE L BOSTIC SR

Notice is given that Blannie L Bostic Jr, whose address is 10 West Street Apt 1B, New Haven, CT 06519, was on October 2, 2025 ap-pointed Personal Representative of the estate of BLANNIE L BOSTIC SR, who died on July 26, 2013 with-out 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 representa-tive 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 April, 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 April, 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 obtained from the Register of Wills.

BLANNIE L BOSTIC 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. 94322	
150934	(10-16,10-23,10-30)

LEGALSLegal Notice

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GERTRUDE ELIZABETH TURNER

Notice is given that Joseph Turner, whose address is 12100 Brandywine Road, Clinton, MD 20735, was on September 10, 2025 appointed Per-sonal Representative of the estate of GERTRUDE ELIZABETH TURNER, who died on October 1, 2009 with-out 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 representa-tive or the attorney.

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 10th day of March, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 10th day of 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 obtained from the Register of Wills.

JOSEPH TURNER Personal Representative	
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	
Estate No. 103145	
150939	(10-16,10-23,10-30)

LEGALSLegal Notice

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DEBRA ADKINS VEREEN

Notice is given that Jon Adkins, whose address is 426 E 23rd St, Bal-timore, MD 21218-5819, and Karen A Randolph, whose address is 2328 1st St NW, Washington, DC 20001-1018, were on October 14, 2025 ap-pointed Co-Personal Representatives of the estate of DEBRA ADKINS VEREEN who died on August 17, 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 repre-sentatives or the attorney.

All interested persons or unpaid claimants having any objection to the appointment of the co-personal representatives shall file their objection with the Register of Wills on or before the 14th day of April, 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 14th day of April, 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 other-wise 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.

JON ADKINS KAREN A RANDOLPH 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. 138869	
150987	(10-23,10-30,11-6)

LEGALSLegal Notice

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOSEPH S GILLIS

Notice is given that Lisa Holland-Gillis, whose address is 11304 Sher-ington CT, Upper Marlboro, MD 20774, was on July 29, 2024 ap-pointed Personal Representative of the estate of JOSEPH’S GILLIS, who died on June 21, 2024 without a will.

Further information can be ob-tained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representa-tive 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 29th day of January, 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 29th day of January, 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 obtained from the Register of Wills.

LISA HOLLAND-GILLES Personal Representative	
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	
Estate No. 134275	
150955	(10-16,10-23,10-30)

LEGALSLegal Notice

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
FRANCES DRIVER GARRISON

Notice is given that Jordan T. Bates, whose address is 10001 How-ell Drive, Upper Marlboro, MD 20774, was on October 8, 2025 ap-pointed Personal Representative of the estate of FRANCES DRIVER GARRISON, who died on June 19, 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 representa-tive or the attorney.

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

JORDAN T. BATES Personal Representative	
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	
Estate No. 138863	
150986	(10-23,10-30,11-6)

LEGALSLegal Notice

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
NDAPE CYNTHIA MESAME

Notice is given that Claudine Nahgwa Paxton, whose address is 1113 Futurity St, Frederick, MD 21702-2358, was on October 15, 2025 appointed Personal Representative of the estate of NDAPE CYNTHIA MESAME, who died on September 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 representa-tive 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 15th day of April, 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 15th day of April, 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 obtained from the Register of Wills.

CLAUDINE NAHGWA PAXTON Personal Representative	
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	
Estate No. 138899	
151037	(10-30,11-6,11-13)

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LESLIE D HENDERSON

Notice is given that Robert Hen-derson, whose address is 4806 Deer Lakes Rd, Fayetteville, NC 28311-0871, was on October 15, 2025 ap-pointed Personal Representative of the estate of LESLIE D HENDER-SON, who died on September 29, 2025 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representa-tive 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 15th day of April, 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 15th day of April, 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 obtained from the Register of Wills.

ROBERT HENDERSON Personal Representative	
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	
Estate No. 138814	
151038	(10-30,11-6,11-13)

LEGALSLegal Notice

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PETER GEORGE HARRIS

Notice is given that Iana Liliana Dobrescu, whose address is 13302 Sunny Brooke Place, Potomac, Maryland 20854, was on October 10, 2025 appointed Personal Representa-tive of the estate of PETER GEORGE HARRIS, who died on December 14, 2024 without a will.

Further information can be ob-tained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representa-tive 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 April, 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 other-wise 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.

IANA LILIANA DOBRESCU Personal Representative	
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	
Estate No. 138349	
150981	(10-23,10-30,11-6)

LEGALSLegal Notice

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DEBRA ADKINS VEREEN

Notice is given that Jon Adkins, whose address is 426 E 23rd St, Bal-timore, MD 21218-5819, and Karen A Randolph, whose address is 2328 1st St NW, Washington, DC 20001-1018, were on October 14, 2025 ap-pointed Co-Personal Representatives of the estate of DEBRA ADKINS VEREEN who died on August 17, 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 repre-sentatives or the attorney.

All interested persons or unpaid claimants having any objection to the appointment of the co-personal representatives shall file their objection with the Register of Wills on or before the 14th day of April, 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 14th day of April, 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 other-wise 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.

JON ADKINS KAREN A RANDOLPH 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. 138869	
150987	(10-23,10-30,11-6)

PRINCE GEORGE’S POST

EARLY DEADLINE

Publication Date

Deadline

November 13th, 2025 Edition Noon, Friday, November 7th, 2025

November 27th, 2025 Edition Noon, Friday, November 21st, 2025

December 25th, 2025 Edition Noon, Friday, December 19th, 2025

* *NO EXCEPTIONS * *

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 July 2, 2025, recorded 8/22/2025, in Liber 51207 at folio 126 among the Land Records of Prince George's County, Maryland, against: Reba Bivens Byars and Jerry W. Ridenhour and by virtue of the power and authority granted by Order of Court, dated 10/15/2025, entered in Civil Case No. C-16-CV-25-005748 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, NOVEMBER 19, 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	
151014	(10-30,11-6,11-13)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LATRISHA D CHAPPIN

Notice is given that Rodney Chap-
pin, whose address is 18001 Rob
Roy Ln, Accokeek, MD 20607-3222,
was on October 15, 2025 appointed
Personal Representative of the es-
tate of LATRISHA D CHAPPIN,
who died on September 14, 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 representa-
tive 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 15th day of April, 2026.

All persons having any objection
to the probate of the will of the de-
cedent shall file their objections with
the Register of Wills on or before the
15th day of April, 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 obtained from
the Register of Wills.

RODNEY CHAPPIN
Personal Representative

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

Estate No. 138859
151036 (10-30,11-6,11-13)

NOTICE

MARK H. WITTSTADT
COLE LUTHY
Substitute Trustees
1966 Greenspring Dr, Ste LL2
Timonium, Maryland 21093

v.

Brandon K Ford
Gena T Ford

14905 Dahlia Dr
Bowie, Maryland 20721

Defendants

In the Circuit Court for Prince
George's County, Maryland
CASE # C-16-CV-25-001766

ORDERED, by the Circuit Court
of Prince George's County this 24th
day of October, 2025, that the fore-
closure sale of the real property
known as 14905 Dahlia Dr, Bowie,
Maryland 20721, being the property
mentioned in these proceedings,
made and reported by Mark H.
Wittstadt and Cole Luthy, Substitute
Trustees, be RATIFIED AND CON-
FIRMED, unless cause to the con-
trary thereof be shown on or before
the 24th day of November, 2025.
Provided a copy of this Order is in-
serted in some newspaper printed
in Prince George's County, once in
each of three successive weeks, be-
fore the 24th day of November,
2025.

The Report states the amount of
the Foreclosure Sale to be
\$790,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

151047 (10-30,11-6,11-13)

NOTICE

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

v.

Joseph Smith
9013 Pinehurst Drive
Fort Washington, MD 20744
Defendant

In the Circuit Court for Prince
George's County, Maryland
Case No. C-16-CV-24-001541

Notice is hereby given this 14th
day of October, 2025, by the Circuit
Court for Prince George's County,
that the sale of the property men-
tioned in these proceedings, made
and reported, will be ratified and
confirmed, unless cause to the con-
trary thereof be shown on or before
the 14th day of November, 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 succe-
ssive weeks before the 14th day of
November, 2025.

The Report of Sale states the
amount of the foreclosure sale price
to be \$263,000.00. The property sold
herein is known as 9013 Pinehurst
Drive, Fort Washington, MD 20744.

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

True Copy—Test:
Mahasin El Amin, Clerk
150966 (10-23,10-30,11-6)

LEGALS

The following vehicle(s) have been taken into custody by the Revenue Au-
thority 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: 11/7/2025.

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

2008 FORD F150 MD 9DD9975 1FTRF12WX8KC96285
2000 JAGUAR XJB MD 1DZ6521 SAJDA14C0YL07715

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

2002 CHEVROLET EXPRESS MD 7Z0738 1GCFG15W721222332
2013 MERCEDES-BENZ C-300 MD 6FG1683 WDDGF8AB1DR286976

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

2010 GMC DENALI VA TNH3764 1GKUKEEF2AR242280
1996 GMC SAVANA MD 9EF3183 1GDFG15R8T1022700
1987 CAMPER RV MD 184Z69 1WWBB15M3HF105211
2016 TRAILER CARRY-ON DC T20078 4YMUL1010GV034151
2014 JEEP COMPASS MD 1C4NJD8BXED800426
2010 FREIGHTLINER CENTURY TX R602630 1FUJBBDR7ADAP2774

2015 VOLVO D13 4V4NC9EH0FN910635
2016 HONDA PILOT VA A76337 5FNYP6H151GB096382
2003 MERCEDES-BENZ ML320 MD 1CM2757 4JGAB54E23A388490
1988 CALK TRAILER MD 154425X AC196195MD
2001 CHEVROLET ASTRO VAN MD 7CZ5217 1GCDM19W81B104986
2016 TOYOTA COROLLA VA UXK3850 5YFBUH1E1GP376367
2009 CHRYSLER SEBRING MD 2FF4960 1G3LC55D79N501498
2008 TOYOTA RAV-4 MD E1JL1066 1JTMBD33V586057731
2001 TOYOTA TUNDRA DC G73710 5TBRN34151S152201
2003 CHEVROLET EXPRESS 1500 MD 1ES0671 1GCFG15X731207677
2019 HYUNDAI VELOSTER VA THC2922 KMHT36AH1KU001418
2007 BMW 328XI MD 5EM0613 WBAWV535X7PW24693
2018 HONDA CIVIC J1GFCF2F72JH600082
1999 TOYOTA 4RUNNER MD A230445 1J3HN86R4X0233693
2010 BMW 528I VA TAP8676 WBANV1C50AC388431
2023 TOYOTA CAMRY 4T1C11AK2PU790271
2005 LEXUS ES 300 J1TBBA30G755061830
2007 TOYOTA CAMRY MD 9DP1063 J1TNBB46K673030448

ABANDONED TRAILER
METAL BLACK CARRY-ON TRAILER WITH WOODEN BOTTOM.
LOCATION:
7704 KIPLING PKWY, DISTRICT HEIGHTS, MD 20747



ABANDONED TRAILER
YELLOW HEAVY-DUTY TRAILER CARRY-ON
COVERED WITH WOODEN ON THE SIDES.
LOCATION:
1301 FATIMA PL, HYATTSVILLE, MD 20785



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

2006 MINI COOPER MD 3DL3202 WMWRC335X6TK73197
2012 DODGE RAM 1500 MD 9E50172 1C6RD7KT3CS145321
1986 PONTIAC TRANS AM MD 65918Z 1G2FWB7H8GL239392

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

2007 HONDA ACCORD MD 3GL8420 1HGCMS5137A017977

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

2011 FORD E-250 TRX9638 1FTNE2EW1BDA10953
2007 VOLKSWAGEN JETTA VA 3VWEF71K27M180096
2016 NISSAN ALTIMA MD 2FM8294 1N4AL3AP7GC253839
2010 MERCEDES-BENZ C300 MD 3GC1786 WDDGF8BB5AR122740
2002 VOLVO V70 VA TNF2514 YV1SZ58D221065331
2019 MERCEDES-BENZ E300 MD 7EX9185 WDDZF4K89KA628170
2003 MOTORCYCLE YAMAHA JYA5AH1013A036977
1996 MOTORCYCLE LS650P J51NP41A8T2101077

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

2005 CHEVROLET CAVALIER DC JG7507 1G1JC52F457208707
2008 FORD F-250 1FTSW21R98EC11941
2001 DODGE STRATUS 1B3EJ56U61N690532

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

1993 FORD RANGER 1FTCR10A9PTA50521

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

2012 HONDA ACCORD MD 9EW6634 1HGC52B83CA006901
2010 CHEVROLET COBALT MD 9EW6634 1G1AD5F52A7124555
1966 FORD THUNDERBIRD VA XMM3884 6Y872109551
2017 NISSAN ROGUE VA XMM3884 5N1AT2MV7HC758145
2016 INFINTI QX 56 VA XMM3884 5N3AA08C38N900036
1986 FORD F350 VA UB85698 1FDJF37H0GNA79596
2005 TOYOTA SIENNA MD DV14977 5TDBA22C859032630
2002 CADILLAC DTS 1G6KF57992U157050
2009 MINI COOPER WMWMM33579TP90341
2005 DODGE DURANGO DC GM7246 1D8HB48N05F522864
2012 AUDI A4 VA TJL6394 WAUFAFL6CN012125
2002 NISSAN ALTIMA VA UBB4667 1N4AL11E12C207354
2007 HONDA ACCORD MD 1AC4358 1HGCMM66557A021374
2008 BMW X3 VA TVB1713 WBXP93438WJ16149
2007 HONDA RIDGELINE MD DV14995 2HJYK16547H548428
2006 NISSAN MURANO JN8AZ08W76W531340

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

2003 FORD F350 1FTSX31PX3EC77389
2010 TOYOTA SIENNA MD 7DB4809 5TDDK4CC0AS316335
1993 HONDA CIVIC MD A193284 JHMEHF6167PS011711

ABANDONED TRAILER AND BOAT
WHITE ON BOTTOM AND BLUE ON TOP BOAT WITH TRAILER.
BOAT FILLED WITH DEBRIS AND BOAT ID# MD 7481 AY.

LOCATION:
12003 MONTAGUE DR, LAUREL, MD 20708



151050 (10-30)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARCIA S BAKER

Notice is given that Richard M
Baker, whose address is 808 Diane
Ct, Forest Hill, MD 21050-1827, was
on October 15, 2025 appointed Per-
sonal Representative of the estate of
MARCIA S BAKER who died on
July 16, 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 representa-
tive or the attorney.

All persons having any objection
to the appointment (or to the pro-
bate of the decedent's will) shall file
their objections with the Register of
Wills on or before the 15th day of
April, 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 obtained from
the Register of Wills.

RICHARD M BAKER
Personal Representative

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

Estate No. 138542
151032 (10-30,11-6,11-13)

LEGALS

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

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

In Re: GUARDIANSHIP OF:
ANGELA J.

Respondent

TPR Case No. C-16-JV-25-000223
CROSS-REFERENCE WITH:
CINA Case No. C-16-JV-23-000893

NOTICE BY PUBLICATION
TO PUTATIVE FATHER

To: WILLY RODRIGUEZ
Relationship: Putative Father

You are hereby notified that a
guardianship case has been filed in
the Circuit Court for Prince George's
County, Maryland, case number **C-
16-JV-25-000223**. All persons who
believe themselves to be the parents
of a female child born on the 21st
day of November 2023 in Mont-
gomery County, Maryland to
Hedra's Jimenez, natural mother,
aged 26 years old at time of birth,
and Willy Rodriguez, aged 40 years
old at time of birth, shall file a writ-
ten response. A copy of the Show
Cause Order may be obtained from
the Juvenile Clerk's Office at 14735
Main Street, Room D1033, Upper
Marlboro, Maryland 20772, Tele-
phone Number: 301-952-5087. If you
do not file a written objection within
30 days after publication, you will
have agreed to the permanent loss
of your parental rights to this child.

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

151048 (10-30)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SHIRLEY ANN WITT

Notice is given that Andre Witt,
whose address is 6807 Simmons Ln,
Clinton, MD 20735, was on October
15, 2025 appointed Personal Repre-
sentative of the estate of SHIRLEY
ANN WITT who died on June 21,
2025 with a will.

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

All interested persons or unpaid
claimants having any objection to
the appointment of the personal
representative shall file their objec-
tion with the Register of Wills on or
before the 15th day of April, 2026.

All persons having any objection
to the probate of the will of the de-
cedent shall file their objections with
the Register of Wills on or before the
15th day of April, 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 obtained from
the Register of Wills.

ANDRE WITT
Personal Representative

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

Estate No. 138093
151034 (10-30,11-6,11-13)

NOTICE

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

v.

Marco A. Lema

AND

Roda E. Lema

3837 Hamilton Street Unit 101
Hyattsville, MD 20781
Defendants

In the Circuit Court for Prince
George's County, Maryland
Case No. C-16-CV-25-003515

Notice is hereby given this 14th
day of October, 2025, by the Circuit
Court for Prince George's County,
that the sale of the property men-
tioned in these proceedings, made
and reported, will be ratified and
confirmed, unless cause to the con-
trary thereof be shown on or before
the 14th day of November, 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 succe-
ssive weeks before the 14th day of
November, 2025.

The Report of Sale states the
amount of the foreclosure sale price
to be \$109,000.00. The property sold
herein is known as 3837 Hamilton
Street Unit 101, Hyattsville, MD
20781.

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

True Copy—Test:
Mahasin El Amin, Clerk
150969 (10-23,10-30,11-6)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DANA FORSYTHE

Notice is given that Jaqueline
Forsythe, whose address is 330
Harry S Truman Dr, Upper Marl-
boro, MD 20774-2018, was on Oc-
tober 15, 2025 appointed Personal
Representative of the estate of
DANA FORSYTHE, who died on
June 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 representa-
tive or the attorney.

All interested persons or unpaid
claimants having any objection to
the appointment of the personal
representative shall file their objec-
tion with the Register of Wills on or
before the 15th day of April, 2026.

All persons having any objection
to the probate of the will of the de-
cedent shall file their objections with
the Register of Wills on or before the
15th day of April, 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 obtained from
the Register of Wills.

JAQUELINE FORSYTHE
Personal Representative

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

Estate No. 138711
151035 (10-30,11-6,11-13)

LEGALS

NOTICE

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

v.

George L. Wheeler Jr.,
a/k/a George Larry Wheeler Jr
7905 Hastings Lane
Clinton, MD 20735
Defendant

In the Circuit Court for Prince
George's County, Maryland
Case No. C-16-CV-25-003737

Notice is hereby given this 22nd
day of October, 2025, by the Circuit
Court for Prince George's County,
that the sale of the property men-
tioned in these proceedings, made
and reported, will be ratified and
confirmed, unless cause to the con-
trary thereof be shown on or before
the 24th day of November, 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 succe-
ssive weeks before the 24th day of
November, 2025.

The Report of Sale states the
amount of the foreclosure sale price
to be \$350,000.00. The property sold
herein is known as 7905 Hastings
Lane, Clinton, MD 20735.

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

True Copy—Test:
Mahasin El Amin, Clerk
151041 (10-30,11-6,11-13)

The

Prince George's Post

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Prince George's County

Since 1932

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301-627-0900

LEGALS			LEGALS			LEGALS		
COHN, GOLDBERG & DEUTSCH, LLC 1099 WINTERSON ROAD,SUITE 301 LINTHICUM HEIGHTS, MD 21090 www.cgd-law.com/sales			COHN, GOLDBERG & DEUTSCH, LLC 1099 WINTERSON ROAD,SUITE 301 LINTHICUM HEIGHTS, MD 21090 www.cgd-law.com/sales			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			SUBSTITUTE TRUSTEES’ SALE OF IMPROVED REAL PROPERTY			SUBSTITUTE TRUSTEES’ SALE OF IMPROVED REAL PROPERTY		
73 HERRINGTON DRIVE UPPER MARLBORO, MD 20774			5305 VIENNA DRIVE CLINTON, MD 20735			6214 ATWOOD STREET DISTRICT HEIGHTS, MD 20747		
By authority contained in a Deed of Trust dated February 21, 2006 and recorded in Liber 24581, Folio 063, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$160,000.00, and an interest rate of 5.875%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on			By authority contained in a Deed of Trust dated March 3, 2004 and recorded in Liber 19271, Folio 231, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$180,500.00, and an interest rate of 6.000%, 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			By authority contained in a Deed of Trust dated September 24, 2010 and recorded in Liber 32233, Folio 541, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$147,013.00, and an interest rate of 4.380%, 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		
NOVEMBER 18, 2025 AT 11:30 AM			NOVEMBER 18, 2025 AT 11:30 AM			NOVEMBER 18, 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.			ALL THAT FEE SIMPLE property more fully described in the afore-said Deed of Trust. The property is improved by a dwelling.			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 \$9,700.00 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.			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 \$16,000.00 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.			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 \$14,000.00 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.			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.			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			Richard E. Solomon, et al., Substitute Trustees			Richard E. Solomon, et al., Substitute Trustees		
Tidewater Auctions, LLC (410) 825-2900 www.tidewaterauctions.com			Tidewater Auctions, LLC (410) 825-2900 www.tidewaterauctions.com			Tidewater Auctions, LLC (410) 825-2900 www.tidewaterauctions.com		
151017		(10-30,11-6,11-13)	151018		(10-30,11-6,11-13)	151019		(10-30,11-6,11-13)
TRUSTEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE			TRUSTEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE			TRUSTEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE		
Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland			Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland			Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland		
In execution of a Claim of Lien, dated July 2, 2025, recorded 8/22/2025, in Liber 51207 at folio 114 among the Land Records of Prince George's County, Maryland, against: Kenneth C Dickens and Torie R Dickens and by virtue of the power and authority granted by Order of Court, dated 10/15/2025, entered in Civil Case No. C-16-CV-25-005744 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			In execution of a Claim of Lien, dated July 2, 2025, recorded 8/22/2025, in Liber 51207 at folio 118 among the Land Records of Prince George's County, Maryland, against: Denise Fogh and by virtue of the power and authority granted by Order of Court, dated 10/15/2025, entered in Civil Case No. C-16-CV-25-005746 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			In execution of a Claim of Lien, dated July 2, 2025, recorded 8/22/2025, in Liber 51207 at folio 122 among the Land Records of Prince George's County, Maryland, against: Joseph Nelson and Beatrice E. Nelson and Shawnell Nelson and by virtue of the power and authority granted by Order of Court, dated 10/15/2025, entered in Civil Case No. C-16-CV-25-005747 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, NOVEMBER 19, 2025, AT 11:00 AM			WEDNESDAY, NOVEMBER 19, 2025, AT 11:00 AM			WEDNESDAY, NOVEMBER 19, 2025, AT 11:00 AM		
the real property described as follows:			the real property described as follows:			the real property described as follows:		
One 137,000/ 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").			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").			One 246,000/ 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 137,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.			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.			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 246,000 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.			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.			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.			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.			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.			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.			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.			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.			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.			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.			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.			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.			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.			Additional terms and conditions of sale may be announced at the time of sale.			Additional terms and conditions of sale may be announced at the time of sale.		
Daniel C. Zickefoose, Trustee			Daniel C. Zickefoose, Trustee			Daniel C. Zickefoose, Trustee		
151011		(10-30,11-6,11-13)	151012		(10-30,11-6,11-13)	151013		(10-30,11-6,11-13)

LEGALS

ORDER OF PUBLICATION
BY POSTING

RAUL GONZALEZ VASQUEZ

VS.

MILDRED JACINTO

In the Circuit Court for Prince George's County, Maryland

Case Number: C-16-FM-25-001882

ORDERED, ON THIS 8th day of October, 2025, by the Circuit Court for Prince George's County MD:

That the Defendant, Mildred No-hemi Jacinto is hereby notified that the Plaintiff, has filed a COMPLAINT FOR CHILD CUSTODY AND FOR OTHER APPROPRIATE RELIEF AND MOTION FOR FINDINGS PURSUANT TO MD FL § 1-201(b)(10) naming him/her as the defendant and stating that the Defendant's last known address is: 8207 14th Avenue, Apt 101, Hyattsville, MD 20783, and therefore it is;

ORDERED, that in accordance with Maryland Rule 2-122, this Order shall 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, Maryland and provide proof of publication to the Court, and it is further;

ORDERED, said publication to be completed by the 7th day of November, 2025; and it is further;

ORDERED, that this Order shall be posted at Defendant's home address, and it is further;

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

ORDERED, THAT THE DEFENDANT, MILDRED NOHEMI JACINTO, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 7th day of December, 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
150898 (10-16,10-23,10-30)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
ROBERT LEE BUTT

Notice is given that Patricia Snowden, whose address is 7514 Haines Court, Laurel, MD 20707, was on October 3, 2025 appointed Personal Representative of the estate of ROBERT LEE BUTT, who died on February 12, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 3rd day of April, 2026.

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

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

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

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

PATRICIA SNOWDEN
Personal Representative

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

Estate No. 130388

150933 (10-16,10-23,10-30)

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: 11/4/2025.

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

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

2011 HONDA	ACCORD	VA	TEC6232	1HGCS1B80BA010011
2006 CHEVROLET	MALIBU	VA	TJL3165	1G1ZT53F26F224803
2002 TOYOTA	CAROLLA	VA	TFS2572	1TBR12E32C542974
2013 FORD	F-150	MD	2FB9679	1FTFX1EF8DFB32393
2004 FORD	EXPEDITION	VA	TJS2006	1FMFU16LX4LB62935
2007 HONDA	ACCORD	MD	4EY9487	1HGCM56377A119671
1998 BMW	Z3	MD	4CSB63	4USCJ3336WL63533
2015 NISSAN	SENTRA	DC	JB9126	3N1AB7AP5FY375905
2014 CHEVROLET	EXPRESS	MD	2GN5514	1GCSGAFX4E1197688
2006 INFINITI	G35	DC	JL4308	JKNCV51E86M502468
1997 TOYOTA	CAMRY	VA	TNH8365	4T1BG22K9VU047117

151051 (10-30)

LEGALS

ORDER OF PUBLICATION
BY POSTING

JERRI MENZIES

VS.

ERIKA LEWIS

In the Circuit Court for Prince George's County, Maryland

Case Number: C-16-FM-23-005215

ORDERED, ON THIS 22nd day of October, 2025, by the Circuit Court for Prince George's County MD:

That the Defendant, Erika Elizabeth Lewis, is hereby notified that on June 6, 2025, the Plaintiff filed a Petition for Contempt/Enforcement (Motion to Enforce Judgment of Absolute Divorce and Appoint Trustee to Sell Home) and a Show Cause Order dated 10/3/2025 was issued naming him/her as the defendant and stating that the Defendant's last known address is: 4904 Crest View Drive, Hyattsville, MD 20782, and therefore it is;

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

ORDERED, said publication to be completed by the 21st day of November, 2025; and it is further;

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

ORDERED, THAT THE DEFENDANT, ERIKA ELIZABETH LEWIS, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 21st day of December, 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
151020 (10-30,11-6,11-13)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
MAUREEN RICKFORD

Notice is given that LYNOLD MCGHEE, whose address is 11511 Dyrham Ln, Glenn Dale, MD 20769-2018, was on September 26, 2025 appointed Personal Representative of the estate of MAUREEN RICKFORD who died on June 24, 2025 with a will.

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

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

LYNOLD MCGHEE
Personal Representative

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

Estate No. 138553

150925 (10-16,10-23,10-30)

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

BEFORE THE REGISTER OF WILLS

IN THE ESTATE OF:
KELVIT H MUHAMMAD

ESTATE NO: 133471

PUBLIC NOTICE
TO CAVEAT

To all persons interested in the above estate:

Notice is given that a petition to caveat has been filed by Doretha Bates, Sister of the Decedent, challenging the will dated September 19, 2020.

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

150977 (10-23,10-30)

LEGALS

ORDER OF PUBLICATION
BY POSTING

ADA LOPEZ

VS.

JOSE MENDOZA GUIDO

In the Circuit Court for Prince George's County, Maryland

Case Number: C-16-FM-25-003745

ORDERED, ON THIS 21st day of October, 2025, by the Circuit Court for Prince George's County MD:

That the Defendant, Jose Bruno Mendoza Guido is hereby notified that the Plaintiff, has filed a COMPLAINT FOR ABSOLUTE DIVORCE naming him/her as the defendant and seeking the Divorce on the Grounds of Irreconcilable Differences and stating that the Defendant's last known address is: 9574 Muirkirk Rd Apt 102, Laurel, MD 20708 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 20th day of November, 2025; and it is further;

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

ORDERED, THAT THE DEFENDANT, JOSE BRUNO MENDOZA GUIDO, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 20th day of December, 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
151010 (10-30,11-6,11-13)

NOTICE

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

vs.

Catherine A. Pearson, Trustee of the Pearson Rainier Trust and Catherine A. Pearson

Defendants

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

CIVIL NO. C-16-CV-25-000268

ORDERED, this 21st day of October, 2025 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 4221 Rainier Avenue, Mount Rainier, Maryland 20712 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 21st day of November, 2025 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 21st day of November, 2025, next.

The report states the amount of sale to be \$208,500.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

151009 (10-23,10-30,11-6)

LEGALS

NOTICE

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

Substitute Trustees, Plaintiffs

v.

Nathaniel K. Risch, Personal Representative for the Estate of William Brooks
3914 Essex Court
Temple Hills, MD 20748

Defendant

In the Circuit Court for Prince George's County, Maryland

Case No. C-16-CV-25-003551

Notice is hereby given this 14th day of October, 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 14th day of November, 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 14th day of November, 2025.

The Report of Sale states the amount of the foreclosure sale price to be \$211,000.00. The property sold herein is known as 3914 Essex Court, Temple Hills, MD 20748.

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

True Copy—Test:
Mahasin El Amin, Clerk

150967 (10-23,10-30,11-6)

Suzy Eckstein
2101 Gaither Road Suite 600
Rockville, MD 20850
301-424-8081

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
ROBERT E. NAUGLE

Notice is given that Jonathan E. Naugle, whose address is 26 Gaddwall Circle, Bridgeville, DE 19933, was on October 21, 2025 appointed personal representative of the small estate of ROBERT E. NAUGLE who died on March 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 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.

JONATHAN E. NAUGLE
Personal Representative

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

Estate No. 138922

151023 (10-30)

LEGALS

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

P.O. Box 1729

Upper Marlboro, Maryland 20773

In The Estate Of:
JOSEPH EUGENE KLASINSKI

Estate No.: 137813

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Ann Chadwell 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

151028 (10-30,11-6)

LEGALS

NOTICE

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

Substitute Trustees, Plaintiffs

v.

Nakia Blunt
3808 Eldbridge Terrace
Bowie, MD 20716

Defendant

In the Circuit Court for Prince George's County, Maryland

Case No. C-16-CV-25-003261

Notice is hereby given this 14th day of October, 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 14th day of November, 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 14th day of November, 2025.

The Report of Sale states the amount of the foreclosure sale price to be \$292,000.00. The property sold herein is known as 3808 Eldbridge Terrace, Bowie, MD 20716.

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

True Copy—Test:
Mahasin El Amin, Clerk

150968 (10-23,10-30,11-6)

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