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 Personal Representative of the estate of MARCIA S BAKER who died on July 16, 2025 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 15th day of 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 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.

RICHARD M BAKER Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County Upper Marlboro, MD 20773-1729

Estate No. 138542

151032

Bradley Farrar Esq 1101 Mercantile Lane Suite #240 Largo, MD 20774 301-925-1800

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ROBERT A SWANN

Notice is given that Myong Swann, whose address is 2003 Lakewood St, Suitland, MD 20746-1414, was on October 27, 2025 appointed Personal Representative of the estate of ROBERT A SWANN, who died on May 3, 2025 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objections with the Register of Wills on or before the 27th 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 27th 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.

MYONG SWANN Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 Upper Marlboro, MD 20773-1729

Estate No. 138319

151084 (11-6,11-13,11-20)

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND P.O. Box 1729

Upper Marlboro, Maryland 20773

In The Estate Of: ROBERT TAYLOR Estate No.: 137438

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Christina Taylor 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 10, 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

151066 (11-6,11-13) 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,

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, Es-

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, Es-

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 Tantallon, Mulugeta Tesfakiros, Sole Managing Member, Aster Haileselasse, Member, Sentayehue 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

(10-30,11-6)

Attest: Terence Sheppard Director October 23, 2025

<u>151044</u>

THE

PRINCE GEORGE'S

POST

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Fax 301-627-6260

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LEGALS

L. Paul Jackson, II, Esq. Law Offices of Shipley & Horne, P.A. 1101 Mercantile Lane, Suite 240 Largo, Maryland 20774 (301) 925-1800

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **JUNNE EPPS ROSE**

Notice is given that Maurene Epps McNeil, whose address is 12204 Westview Drive, Upper Marlboro, MD 20772, was on October 15, 2025 appointed Personal Representative of the estate of JUNNE EPPS ROSE who died on August 1, 2025 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 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 by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

MAURENE EPPS MCNEIL Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY Upper Marlboro, MD 20773-1729

Estate No. 138645 151031 (10-30,11-6,11-13)

LEGALS

ORDER OF PUBLICATION LATAYA BYRD

Plaintiff,

NORMAN WASHINGTON

AND

V.

STATE OF MARYLAND COMPLIANCE DIVISION SERVE ON: ANTHONY BROWN, ATTORNEY GENERAL

AND

All persons having or claiming to have an interest in the property sit-uate and lying in PRINCE GEORGE'S COUNTY and known

23040 PAUL DUNBAR AVENUE AQUASCO, MD 20608

AND DESCRIBED ON THE TAX ROLL OF THE DIRECTOR OF FI-NANCE AS FOLLOWS: LOTS 11.12, 7,507.0000, SO.FT., CEDAR HAVEN BLK 5, ASSMT \$1,500, LIB 32932, FL 354

AND

PRINCE GEORGE'S COUNTY, MARYLAND SERVE ON: RHONDA L. WEAVER, **COUNTY ATTORNEY**

Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-25-004227

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

All that property in Prince George's County described as: LOTS 11.12, 7,507.0000, SQ.FT., CEDAR HAVEN, BLK 5, ASSMT \$1,500, LIB 32932 FL 354, AND ASSESSED TO NORMAN WASHINGTON.

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

of sale has expired.

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

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 14th day of November, 2025, warning all persons interested in the property to appear in this Court by the 16th day of December, 2025 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 151022 (10-30,11-6,11-13)

MECHANIC'S LIEN

SALE

Freestate Lien & Recovery Inc will sell at public auction the following vehicles / vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statues for repairs, storage & other lawful charges. Sale to be held at the Prince George's County Courthouse, 14735 Main Street, specifically at the entrance to the Duvall Wing, Upper Marlboro MD 20772 at 04:00 P.M on 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# JS1VS55A682108969

LOT#10752 2006 KAWASAKI VIN# JKBZXJD136A001843

LOT#10754 2018 FORD VIN# 1FA6P8TH8I5167433

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 ABUN-HERRINGTON HARBOUR NORTH 389 DEALE RD TRACEY'S LANDING

LOT#10778 2011 FORD VIN# 1FTLR4FE0BPA48704

2017 FORD VIN# 3FA6P0HD8HR143115

VIN# 2GNAXJEV9J6279801

LOT#10780

2018 CHEVROLET

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)

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,

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 mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary 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 rirculation in Prince George's County, once in each of three successive 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)

151091

LEGALS

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 ob-

tained 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 dece-dent 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 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 (10-30,11-6,11-13)

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, Ter, Beltsville, MD 20705-1139, was on October 10, 2025 appointed Per-sonal 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 objec-tion 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 (10-23,10-30,11-6) 150983

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 Representation of the Persona tive 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 represen-tative 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 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.

ROGER L. YOUNG, JR.

Personal Representative CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

<u>151030</u>

LEGALS

UPPER MARLBORO, MD 20773-1729

Estate No. 138452

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF PAMELA P KULISH

Notice is given that Thomas B Kulish Jr, whose address is 12706 Keswick Ln, Bowie, MD 20715, and Lauren K Denardo, whose address is 7409 Paxton Rd, Falls Church, VA 22043, and Thomas B Kulish III, whose address is 622 Hidden Pond Ln, Severna Park, MD 21146 were on October 10, 200 Personal Representatives of the estate of PAMELA P KULISH who died on April 29, 2025 without a

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 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 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 ob-tained from the Register of Wills.

THOMAS B KULISH JR LAUREN K DENARDO THOMAS B KULISH III Co-Personal Representatives

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY Upper Marlboro, MD 20773-1729

Estate No. 138477 <u>150988</u> (10-23,10-30,11-6)

LEGALS

Development of a Mixed-Use Campus Village in Bowie, Maryland (RFP NO.: RA-BSU-MU-10-2025)

The Revenue Authority of Prince George's County is accepting proposals from qualified real estate developers to create a mixed-use, Campus Village at the Bowie State University Maryland Area Regional Commuter (MARC) Train Station. Complete instructions are contained in the request for proposals ("RFP") available online at

Any questions concerning this RFP should be directed to the PAG Chair

https://www.princegeorgescountymd.gov/departments-offices revenue-authority/solicitations

at <u>KVA-BSU.RFP@co.pg.md.us</u>

(11-6)

LM File No.: 3412-00001

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

ORDER OF PUBLICATION

Medical Estate LLC,

Plaintiff. vs.

Truist Bank, successor by merger to SunTrust Bank; Mortgage Electronic Registration Systems, Inc.; Jackie Miller, Trustee; 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 Áve., 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 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

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, 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

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



LM File No.: 1751-00108

LEWIS MCDANIELS, LLC 41 N Market St.

Frederick, Maryland 21701 ORDER OF PUBLICATION

Insight Real Estate, LLC,

Plaintiff,

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 2.6400 Acres. Assmt \$19,133 Map 097 Grid A3 Par 088 Lib 07379 Fl 634 and being identified on the Tax Roll as Parcel ID: 12-1299312, and which may be known as Vacant lot on Joel Ln., 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 2.6400 Acres. Assmt \$19,133 Map 097 Grid A3 Par 088 Lib 07379 Fl 634 and being identified on the Tax Roll as Parcel ID: 12-1299312, and which may be known as Vacant lot on Joel Ln., Temple Hills, MD 20748, Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-25-005762 (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 2.6400 Acres. Assmt \$19,133 Map 097 Grid A3 Par 088 Lib 07379 Fl 634 and being identi-fied on the Tax Roll as Parcel ID: 12-1299312, and which may be known as Vacant lot on Joel Ln., Temple Hills, MD 20748.

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

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

(10-23,10-30,11-6) <u>151008</u>

LEGALS

NOTICE

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

Anthony D Sutton 2803 Wood Hollow Place Fort Washington, MD 20744

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-24-004815

Notice is hereby given this 30th 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 contrary thereof be shown on or before the 1st day of December, 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 1st day of December, 2025.

The Report of Sale states the amount of the foreclosure sale price to be \$174,173.82. The property sold herein is known as 2803 Wood Hol-low Place, Fort Washington, MD

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 151096 (11-6,11-13,11-20)

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,

Angela Yvonne Moody 2354 Seton Way District Heights, MD 20747 Defendant

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-25-004180

Notice is hereby given this 30th 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 1st day of December, 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 1st day of December, 2025.

The Report of Sale states the amount of the foreclosure sale price to be \$223,000.00. The property sold herein is known as 2354 Seton Way, District Heights, MD 20747.

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 151101 (11-6,11-13,11-20)

LEGALS

NOTICE OF PUBLIC HEARING

The TOWN OF Capitol Heights, MARYLAND (Tax Exempt Lands, Located Generally East of the Present Municipal Boundaries of the Town of Capitol Heights)

NOTICE is hereby given by the Mayor and Council of the Town of Capitol Heights, Maryland that on October 27, 2025 Annexation Resolution No. 3-2025 (the "Resolution"), known as the 2024 Extension (Revised Phase 3) was introduced and read at a regular/special meeting of the Council of the Town of Capitol Heights (the "Town Council") proposing and recommending that the boundaries of the Town of Capitol Heights be changed so as to annex to and include within the boundaries of the Town all that certain area of land

CERTAIN TAX-EXEMPT REAL PROPERTIES LOCATED GENER-CERTAIN TAX-EXEMPT REAL PROPERTIES LOCATED GENERALLY EAST OF THE PRESENT CORPORATE LIMITS OF THE TOWN OF CAPITOL HEIGHTS INCLUDING CERTAIN SEGMENTS OF PUBLIC RIGHT OF WAYS AND SEVERAL PARCELS OR LOTS OF TAX-EXEMPT LAND INCLUDING APPROXIMATELY 7 PARCELS OR LOTS MAKING UP THE HERITAGE GLEN PARK, SITUATED ALONG OR NEAR RITCHIE MARLBORO ROAD AT OR NEAR THE INTERSECTION WITH THE CAPITAL BELTWAY, AND THE TRANSPORTATION OPERATIONS COMPLEX OF PRINCE GEORGE'S COUNTY, AND THE PRINCE GEORGE'S COUNTY SIT-PRINCE GEORGE'S COUNTY TRANSIT (THE BUS) FACILITY SIT-UATED ALONG OR NEAR DARCEY ROAD ALL CONTAINING A TOTAL OF 309 ACRES OF SUBDIVIDED LOTS OR PARCELS OR PARTS THEREOF MORE OR LESS AND INCLUDING ANY PUBLIC OR PRIVATE WAYS FOUND THEREIN AS FURTHER DESCRIBED BELOW IN THIS ANNEXATION PLAN AND ANNEXATION RESOLUTION NO. 3-2025.

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

Monday, December 22, 2025 at or about 7:00 o'clock P.M. at 1 Capitol Heights Boulevard, Capitol Heights, MD 20743

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

Conditions of proposed annexation are as follows:

1. The Town shall pay the costs in regard to said annexation, and all advertising, professional consultants and legal expenses related to the annexation. The owners of assessable and taxable property within the Annexation Property, if any, shall begin paying municipal property taxes immediately or within the upcoming fiscal year, as permitted by law. Currently all or a portion of real property located within the Annexation Area appears to be non-taxable and thereby is not now or in the immediate future may be subject to municipal tax on real property. This annexation follows the introduction of Annexation Resolution 03-2025 and is the 3rd Phase of a previous and more comprehensive annexation (Annexation Resolution 01-2024) introduced but not finalized in December 2024.

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

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

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

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

The Resolution, including and together with the exhibits, plats and/or the map entitled a revised "Map of the 2024 Extension of the Town of Capitol Heights dated October 2024" (revised) along with a metes and bounds description entitled as a Description of Phase Three Area to be Annexed into the Town of Capitol Heights, Prince George's County, Maryland" (17 pages) prepared by Charles P. Johnson & Associates Inc. and certified by Steven William Jones, Professional Land Surveyor (No. 21072) bearing his professional seal, which is referenced and attached to said Resolution, and a metes and bounds description of the lands which are the subject of the annexation, and a proposed Annexation Plan are all incorporated by reference herein and are available for inspection at the Capitol Heights municipal building located at 1 Capitol Heights Boulevard, Capitol Heights, MD 20743 during regular office hours. Please consult all items or exhibits referenced and/or incorporated herein for an accurate and more detailed description of the Annexation Property.

By Authority of:

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

151052

(11-6,11-13,11-20,11-27)

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

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

Ms. Mashel 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

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 MODERNIZ-**ING 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 APPLICA-TION 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 ap-

CB-065-2025 (DR-2) AN ORDINANCE CONCERNING CANNABIS <u>USES</u> 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.

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

Donna J. Brown

ATTEST:

Clerk of the Council

151045

(10-30,11-6)

ADVERTISE! Call Today 301-627-0900

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 pext day that gency, 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 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 and all other costs incident to settlement, shall be borne by purchaser. chaser. Purchaser shall be responsible for obtaining physical possession

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

(10-30,11-6,11-13) 151040 (10-30,11-6) 151016

NOTICE OF ADOPTION OF ORDINANCES TOWN OF CAPITOL HEIGHTS, MARYLAND

Pursuant to Section 211(c) of the Town Charter, notice is hereby given that the Mayor and Council of the Town of Capitol Heights, Maryland, adopted the following ordinances at their regular meeting held on October 21, 2025. A fair summary of each ordinance is set forth below. Copies of the full text are available for public inspection at the Town Hall, 1 Capitol Heights Boulevard, Capitol Heights, Maryland 20743, during regular business hours and on the Town's official website at www.capitolheightsmd.gov.

ORDINANCE NO. 2025-05

AN ORDINANCE TO IMPLEMENT AND REGULATE A TOWN-WIDE PEDESTRIAN SAFETY AND CROSSWALK PLAN

This ordinance establishes and regulates a comprehensive pedestrian safety and crosswalk plan within the Town of Capitol Heights. It codifies the Town's existing "Crosswalk Initiative" by adding a new Section 8-308 to the Town Code to govern the designation, marking, and maintenance of cross walks on Town-maintained streets.

The ordinance requires vehicles to yield to pedestrians within marked crosswalks and makes violations municipal infractions consistent with Maryland law. It authorizes phased implementation of crosswalk improvements as funding becomes available and designates the Town Administrator, the Neighborhood Services Department, and the Capitol Heights Police Department as responsible for enforcement and administration.

The ordinance shall become effective twenty (20) calendar days following its passage.

ORDINANCE NO. 2025-06

AN ORDINANCE TO AMEND THE TOWN ADMINISTRATOR'S PURCHASING AND CONTRACTING AUTHORITY

This ordinance amends Chapter II, Article 2 of the Town Code to modernize the purchasing and contracting authority of the Town Administrator. It replaces all references to "Town Manager" with "Town Administrator" and establishes tiered purchasing thresholds: purchases up to \$2,500 and contracts up to \$5,000 may be approved by the Administrator; contracts between \$5,001 and \$25,000 require three written quotes; and contracts exceeding \$25,000 require competitive bids and Council approval.

The ordinance also sets forth limited exceptions for emergencies, sole-source procurements, and specialized professional services; mandates vendor licensing, insurance, and written contracts; and requires monthly and quarterly financial reporting to the Mayor and Council.

The ordinance directs the Town Administrator to prepare a comprehensive Procurement Policy for Council adoption by resolution within 45 days of enactment and shall take effect twenty (20) calendar days after passage.

By Order of the Mayor and Council Town of Capitol Heights, Maryland 1 Capitol Heights Boulevard Capitol Heights, Maryland 20743

151090

LEGALS

Olivia Berryhill, Esq. 7101 Wisconsin Ave, Suite 1301 Bethesda, MD 20814 301-762-8872

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JOAN BILLERBECK

Notice is given that Joseph O'Connell, whose address is 5708 40th Place, Hyattsville, MD 20781, was on October 23, 2025 appointed Personal Representative of the estate of IOAN BILLERBECK who died on November 1, 2024 with a will.

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

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

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

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

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice. A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

JOSEPH O'CONNELL Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729

UPPER MARLBORO, MD 20773-1729 Estate No. 135814

151070 (11-6,11-13,11-20)

Deborah G. Matthews, Esq. Law Office of Deborah G. Matthews 110 North Royal Street, Suite 575 Alexandria, Virginia 22314 703-548-3699

(11-6)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF VIDYADHAR AKKARAJU

Notice is given that Haritha Akkaraju Vasat, whose address is 1622 Saratoga Court, Fort Washington, Maryland 20744, was on October 27, 2025 appointed Personal Representative of the estate of VIDYADHAR AKKARAJU who died on April 20, 2025 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 27th 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, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice. A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

HARITHA AKKARAJU VASAT Personal Representative

Cereta A. Lee

REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

Estate No. 138741

(11-6,11-13,11-20) <u>151071</u>

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**

6232 WALBRIDGE STREET CAPITOL HEIGHTS, MD 20743

By authority contained in a Deed of Trust dated December 20, 2011 and recorded in Liber 33243, Folio 005, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$269,800.00, and an interest rate of 4.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

NOVEMBER 25, 2025 AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$22,000.00 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 pur-chaser. 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

151053 (11-6,11-13,11-20)

LEGALS

Lena Clark, Esquire Law Office of Lena A. Clark, LLC 129 W. Patrick Street, Suite 11 Frederick, MD 21701 301-696-0567

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **BRENDA J. JONES**

Notice is given that Andrea Jones whose address is 4870 Fort Totten Drive NE, Unit 102, Washington, DC 20011, was on September 16, 2025 appointed Personal Representative of the estate of BRENDA J. JONES, who died on February 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 persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 16th day of March, 2026.

Any person having a claim against the decedent must present the claim to the undersigned personal 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.

ANDREA JONES Personal Representative

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

Estate No. 138304 151082 (11-6,11-13,11-20)

Robert M. Burke Robert Burke Law Firm 300 Charles Street PO Box 2283 La Plata, MD 20646 240-349-2768

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF BEULAH VIRGINIA ROWLEY

Notice is given that Mary G Thompson, whose address is 1738 Temi Drive, Waldorf, MD 20601, was on October 22, 2025 appointed Personal Representative of the estate of BEULAH VIRGINIA ROWLEY who died on September 3, 2021 with a

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 22nd day of 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 by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

MARY G. THOMPSON Personal Representative

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

Estate No. 138808

<u>151073</u> (11-6,11-13,11-20)

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

14515 CAMBRIDGE CIRCLE LAUREL, MD 20707

By authority contained in a Deed of Trust dated June 29, 2017 and recorded in Liber 39868, Folio 406, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$283,519.00, and an interest rate of 3.750%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

NOVEMBER 25, 2025 AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$26,000.00 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

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

<u>151054</u> (11-6,11-13,11-20)

LEGALS

Nicole Lemon, Esq 2120 Brooks Dr., #307 District Heights, MD 20747 240-988-3891

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED BARBARA ELAINE JENNINGS

Notice is given that Angela Jennings-Barkley, whose address is 2125 Mustang Trl, Frisco, TX 75033, was on October 24, 2025 appointed Personal Representative of the estate of BARBARA ELAINE JEN-NINGS, who died on August 1, 2025 without a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 24th 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 undersigned, on or before the earlier of the following dates:

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

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice. A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills. ANGELA JENNINGS-BARKLEY

Personal Řepresentative CERETA A. LEE

REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 139041

<u>151083</u> (11-6,11-13,11-20)

Janelle Ryan-Colbert, Esq. 3060 Mitchellville Road, #218 Bowie, MD 20716 301-576-6200

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

NOTICE OF APPOINTMENT

TO ALL PERSONS INTERESTED RANDALL EDWIN ECHOLS

Notice is given that Fabrian T. Echols, whose address is 906 Southwood Court, Mitchellville, MD 20721, was on August 20, 2025 appointed Personal Representative of the estate of RANDALL EDWIN ECHOLS, who died on May 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 personal represen-tative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 20th day of February, 2026.

Any person having a claim against the decedent must present the claim to the undersigned personal repre-sentative 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.

FABRIAN T. ECHOLS Personal Representative

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

Estate No. 137961 <u>151078</u> (11-6,11-13,11-20)

PRINCE GEORGE'S POST EARLY DEADLINE

Publication Date

CERETA A. LEE

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**

COUNTY COUNCIL HEARINGS

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

TUESDAY, NOVEMBER 18, 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 18, 2025, the County Council of Prince George's County, Maryland, will hold the following public hearings:

APPOINTMENT:

Appointment of the following individual as the Director of the Department of Housing & Community Development of Prince George's County:

Mr. Johnathan R. Butler

Appointment

COUNCIL BILLS:

CB-043-2025 (DR-3) AN ORDINANCE CONCERNING USE REGULA-TIONS - PRINCIPAL USES - PERMITTED USES IN CGO ZONE for the purpose of amending the uses permitted in the Commercial, General and Office (CGO) Zone to encourage the conversion of existing office buildings into mixed-use developments.

<u>CB-069-2025 (DR-2) AN ORDINANCE CONCERNING USE REGULA-</u> <u>TIONS - PERMITTED USES - QUICK SERVICE RESTAURANTS WITH</u> **DRIVE-THROUGH SERVICE** for the purpose of limiting the location of new quick-service restaurants with drive-through service by prohibiting such uses in residential zones and allowing such uses by special exception in certain commercial zones to address the unique adverse impacts associated with quick-service restaurants with drive-through service.

CB-077-2025 (DR-2) AN ORDINANCE CONCERNING MUNICIPALITIES - COUNTY USE AND OCCUPANCY PERMITS - APPLICATION **DOCUMENTATION** for the purpose of providing that the [Department of Permitting, Inspections and Enforcement] applicant is required at the time a County use and occupancy permit application is made to provide a certain municipality with certain documents; and generally regarding use and occupancy permits in Prince George's County.

CB-081-2025 (DR-2) AN ACT CONCERNING PRINCE GEORGE'S COUNTY ANIMAL WELFARE ADVISORY COMMITTEE for the purpose of creating the Prince George's County Animal Welfare Advisory Committee; providing for the powers and duties of the Committee; providing for the Committee composition, terms and officers; providing for meetings; providing for the Committee's advice and annual report; and generally regarding animal welfare in the County.

CB-084-2025 (DR-3) AN ACT CONCERNING SENIOR PROTECTIONS AND DOOR-TO-DOOR SOLICITATION for the purpose of amending the requirements for licensing, bonding, and operational conduct of door-to-door solicitors; establishing definitions for high-risk industries and seniors; requiring criminal background checks and mandatory consumer protection and elder fraud awareness training for certain applicants; increasing bond amounts for high-risk industries; requiring senior consumer rights disclosures; establishing a Solicitation Protection Rapid Response Force to investigate violations and conduct public outreach; and providing enhanced penalties for violations, including specific protections for seniors and restrictions on repeat offenders.

CB-087-2025 (DR-2) AN ACT CONCERNING NATIONAL BOARD-CERTIFIED TEACHER INCENTIVE PROGRAM MATCH for the purpose of establishing an enhanced incentive program to encourage National Board-Certified mathematics, science, and exceptional needs teachers to teach at low performing schools in Prince George's County.

CB-088-2025 AN ACT CONCERNING THE LOCALLY OWNED AND **OPERATED BUSINESS INCENTIVE ACT** for the purpose of stimulating the growth of locally owned and operated businesses by reducing the stifling burden of fees and charges on such businesses, thus fostering economic growth in Prince George's County. AN ACT concerning County-based Minority Business Participation on

Procurements of Greater than One Million Dollars (\$1,000,000) in Total Value. ity business enterprise participation in certain County contracts; and generally relating to the County-based small business assistance.

CB-089-2025 (DR-2) AN ACT CONCERNING YEAR-ROUND JOBS PROGRAM FOR UNDERSERVED YOUTH for the purpose of establishing an employment program for low-income youth and young adults throughout the calendar year to improve socioeconomic outcomes for lowincome youth and families in Prince George's County.

CB-094-2025 AN ACT CONCERNING AMENDMENT OF THE COL-LECTIVE BARGAINING AGREEMENT PRINCE GEORGE'S COR-RECTIONAL OFFICERS' ASSOCIATION, INC. (PGCOA) (CORRECTIONAL OFFICERS) for the purpose of amending the labor agreement by and between Prince George's Correctional Officers' Association, Inc. to add a provision to increase the Shift Differential amounts under Article 26, paragraph A, that was omitted from the Collective Bargaining Agreement previously approved as CB-59-2025.

CB-097-2025 (DR-3) AN ACT CONCERNING ANIMAL CONTROL for the purpose of revising and adding certain definitions; increasing certain civil penalties; expanding the leash law; expanding the type of dangerous animals; providing for a certain provocation; requiring a certain special permit and fee; providing for a certain licensing fee; providing for a certain licensing penalty; lifting a certain ban; providing for a certain grandfather provision; providing for certain pet parenting or animal handling courses; providing for a pilot program to foster and adopt a certain specific dog breed under specific circumstances; providing for certain timeframes for permits and agreements and registration; providing for certain fines; providing for certain facilities to refer a certain specific dog breed to serve in a certain pilot program to be service animals; providing for certain spaying and neutering of a certain dog breed; providing for a certain re-lettering; and generally regarding animal control in the County.

CB-098-2025 (DR-2) AN ACT CONCERNING SUPPLEMENTARY AP-**PROPRIATIONS** for the purpose of declaring transferring appropriation within the General Fund to provide for costs that were not anticipated and included in the Approved Fiscal Year 2026 Budget.

CB-099-2025 AN ACT CONCERNING CRITICAL WORKER HOUS-ING ASSISTANCE PROGRAM for the purpose of establishing the Critical Workforce Housing Assistance Program within the Housing Investment Trust Fund; providing eligibility standards for participation in the Program; providing for the assistance to be offered in the Program; providing for the application and approval process for Program assistance; and generally regarding the Housing Investment Trust Fund.

CB-100-2025 (DR-2) AN ACT CONCERNING ENHANCEMENT OF **COUNTY PROCUREMENT PRACTICES** for the purpose of amending provisions of Subtitle 10A regarding administrative procedures, award of contracts, prohibited types of contracts, economic development and generally relating to procurements subject to Subtitle 10A.

CB-101-2025 AN ACT CONCERNING HOMEOWNERSHIP EQUITY **PROGRAM** for the purpose of establishing the Homeownership Equity Program for County residents; providing for the purposes and uses of the Homeownership Equity Program within the Housing Investment Trust Fund; providing for the funding and administration of the Homeownership Equity Program; providing for eligibility, terms, funding, property requirements for buyers; providing for loans for persons in select groups; providing for application intake, underwriting, closing support, post-purchase followup and approval of administrative rules and program guidelines; and generally regarding the Homeownership Equity Program.

CB-102-2025 AN ACT CONCERNING SICK LEAVE - LEGAL PRO-<u>CEEDINGS</u> for the purpose of providing for certain mandated paid sick leave for a County employee or employee's family member at legal proceedings; providing for certain definitions; providing for verification of certain sick leave; and generally regarding County personnel law and legal proceedings.

CB-103-2025 AN ACT CONCERNING COUNTY REAL PROPERTY for declaring certain parcels of County-owned real property as surplus and no longer needed for County use.

CB-104-2025 AN ACT CONCERNING ENFORCEMENT AND REFER-

LEGALS

RAL TO THE BOARD OF ETHICS for the purpose of requiring a mandatory review by the Prince George's County Board of Ethics for any person found in violation of Prince George's County Code, Subtitle 2, Section 2, Division 46, Community Inclusiveness.

CB-107-2025 (DR-2) AN ACT CONCERNING COUNTY PERSONNEL for the purpose of clarifying the Council County's authority to implement personnel procedures; revising the grounds for performance-related disciplinary actions; and generally regarding County personnel law.

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 <u>will not</u> 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

151141

(11-6,11-13)

LEGALS

COUNTY COUNCIL HEARINGS

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

MONDAY, NOVEMBER 17, 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 Monday, November 17, 2025, the County Council of Prince George's County, Maryland, will hold the following public hearings:

COUNCIL BILLS:

CB-005-2025 (DR-2) AN ACT CONCERNING MINIMUM WAGE IN-**DEXING** for the purpose of indexing Prince George's County's minimum wage to the Consumer Price Index and addressing the adverse impact on Direct Support Professionals.

CB-019-2025 (DR-2) AN ACT CONCERNING TRAFFIC CALMING **DEVICES AND SPEED MONITORING SYSTEMS** for the purpose of providing for the Neighborhood Traffic Management Program; providing for traffic studies by certain initiation to evaluate the installation of traffic calming devices on residential streets; providing for certain requests and a certain approval; providing for the timeline for the process of conducting a traffic study and making a determination on whether to install traffic calming devices; providing for appropriate approvals for traffic calming devices; providing for a certain consultation and for a reporting timeline for a final decision on the installation of speed monitoring systems; providing for a certain consultation and for a reporting timeline for a final decision on the installation of residential district speed monitoring systems; and generally regarding traffic calming devices and speed monitoring systems.

CB-023-2025 (DR-2) AN ACT CONCERNING WILDLIFE AND ANI-MALCON I ROL for the purpose of creating a study and fee for protecting wildlife, general health, safety, and welfare of the citizens impacted by wildlife within the county, and the creation of a joint action plan to limit, control, and protect wildlife within the county.

CB-036-2025 AN ACT CONCERNING AMENDING THE NUMBER OF INDIVIDUALS REQUIRED TO FILE FINANCIAL DISCLOSURE **STATEMENTS** for the purpose of revising the number of individuals required to file financial disclosure statements pursuant to Section 2-294 of the Prince George's County Code to include the Integrity and Compliance Officer and the Deputy Integrity and Compliance Officer.

CB-048-2025 AN ACT CONCERNING DECEPTIVE TRADE PRAC-TICES BY LANDLORDS for the purpose of enhancing tenant protections under consumer protection laws in response to widespread issues facing tenants from landlord's unfair or deceptive practices.

CB-052-2025 (DR-2) AN ACT CONCERNING A REVISED PROJECT **LABOR AGREEMENT** for the purpose of revising the pilot project labor agreement targeting Prince George's County Department of Public Works and Transportation CIP 4.66.0002 Curb and Road and Rehabilitation 2 construction projects by authorizing the Department to grant project labor agreement requirement waivers under certain conditions.

CB-061-2025 (DR-2) AN ACT CONCERNING POLICE - VEHICLE PURSUITS CONDUCT AND REPORTING - ZOEY'S LAW for the purpose of requiring annual reporting on vehicle pursuit data; and modifying mutual aid agreements between the Prince George's County Police Department and local municipalities to ensure a uniform vehicle pursuit policy within the County.

CB-062-2025 (DR-2) AN ACT CONCERNING ADMINISTRATIVE **HEARINGS** for the purpose of clarifying ambiguity with respect to requirements for seeking judicial review and aligning the appellate rights for administrative citations with those that are available for civil citations.

CB-068-2025 (DR-2) AN ACT CONCERNING CODE OF ETHICS for the purpose of amending the Prince George's County Code of Ethics to prohibit a former Council Member's compensated representation in certain matters in which they participated as a Council Member; and generally relating to the Prince George's County Code of Ethics.

CB-070-2025 (DR-2) AN ACT CONCERNING COUNTY-BASED MI-NORITY BUSINESS PARTICIPATION ON PROCUREMENTS OF GREATER THAN ONE MILLION DOLLARS (\$1,000,000) IN TOTAL <u>VALUE</u> for the purpose of requiring a certain percentage of County-based minority business enterprise participation in certain County contracts; and generally relating to the County-based small business assistance.

CB-071-2025 (DR-2) AN ACT CONCERNING VEHICLES AND TRAF-FIC - BIKE LANES AND BIKEWAYS for the purpose of providing certain definitions; providing for prohibiting motorized vehicles on bike lanes and bikeways with certain exceptions and generally regarding the prohibition with exceptions of motor vehicles on bike lanes and bikeways.

CB-073-2025 (DR-3) AN ACT CONCERNING PUBLIC TRANSIT AC-CESS AUTHORIZATION ACT OF 2025 for the purpose of establishing a formal process for public transportation agencies to request and obtain access to private residential or commercial property for the purpose of installing or operating a public bus stop within Prince George's County; providing for certain definitions; providing for an application and review process; providing for a certain property owner consent and public transit provider approval; providing for certain shuttle service [efforts] under certain circumstances; providing for certain approval; providing for property owner rights and protections; providing for implementation and regulations; and generally regarding public transit access authorization.

CB-075-2025 (DR-2) AN ACT CONCERNING HOUSING AND PROP-ERTY STANDARDS - MODERATELY PRICED HOUSING PROGRAM for the purpose of establishing a voluntary moderately-priced dwelling unit program; identifying developments eligible to participate in the program; requiring the minimum delivery of moderately-priced units; providing for a binding agreement between participants and the County; providing for alternative methods to comply with unit delivery requirements; setting forth development incentives for program participation; specifying the eligibility requirements for households seeking to purchase moderately-priced

LEGALS

dwelling units; establishing the limitations on the sale and resale of moderately-priced units; providing for administrative regulations governing the program; requiring annual reporting on the program; and generally relating to housing development in Prince George's County.

CB-080-2025 (DR-2) AN ACT CONCERNING NUISANCES for the purpose of clarifying the legislative intent of the County public and neighborhood nuisance law; adding a new prohibition on activities by promoters; providing for a member of the County Council to request a certain investigation within a certain period; providing for the prohibition by promoters for the operation of a public or neighborhood nuisance; providing for a certain notice by the Nuisance Abatement Board; providing for a certain attachment of outstanding fines to the real property's tax bill; providing for the timing of a certain written decision detailing the Board's final order or action; increasing fine amounts and providing for certain criminal and civil penalincreasing fine amounts and providing for certain criminal and civil penalties; and generally regarding public and neighborhood nuisances.

COUNCIL RESOLUTIONS:

CR-094-2025 A RESOLUTION CONCERNING USE AND OCCUPANCY - NO CONSTRUCTION, NEW TENANT OR OWNER CHANGE - COMMERCIAL PERMIT FEE for the purpose of requiring a certain use and occupancy permit fee to be paid by a new tenant or by a new owner, when a change in ownership occurs and no construction is required; and generally regarding the payment of use and occupancy permit fees.

CR-128-2025 (DR-2) A RESOLUTION CONCERNING CONTRACT APPROVALS for the purpose of approving various multiyear contracts for the Office of Information Technology.

CR-129-2025 A RESOLUTION CONCERNING CONTRACT AP-<u>PROVALS</u> for the purpose of approving a multi-year contract to procure maintenance services for the County's Office of Homeland Security and Emergency Management's communication equipment and supporting soft-

<u>CR-130-2025 A RESOLUTION CONCERNING MARYLAND-NA-TIONAL CAPITAL PARK AND PLANNING COMMISSION</u> for the purpose of approving a certain transfer of appropriations within the Recreation Fund of the Approved Fiscal Year 2026 Operating Budget of the Maryland-National Capital Park and Planning Commission.

CR-132-2025 A RESOLUTION CONCERNING PRINCE GEORGE'S COUNTY ENTERPRISE ZONE for the purpose of endorsing the proposed redesignation of the Prince George's County Enterprise Zone Focus Areas.

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

ATTEST: Donna J. Brown

Clerk of the Council

(11-6,11-13)

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

<u>YEAR</u>	<u>MAKE</u>	<u>MODEL</u>	<u>VIN</u>
2004 2011 2007 2013 2008 2007 2011	GMC Chevrolet Ford Dodge Lexus Nissan Toyota	Yukon Avalanche Expedition Durango ES350 Sentra Camry	1GKEC13Z34J265951 3GNTKGE37BG117180 1FMFU18507LA64564 1C4RDJDG2DC692145 JTHBJ46G282172028 3N1AB61E17L646370 4T1BF3EK1BU769360
2010	Mercedes Benz	L300	WDDGF8BB2AF430319

151132 (11-6)

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,

Devontae Marquis Gray 716 Larchmont Avenue Capitol Heights, MD 20743 Defendant

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-25-004483

Notice is hereby given this 30th 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 1st day of December, 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 1st day of December, 2025. The Report of Sale states the

amount of the foreclosure sale price to be \$350,500.00. The property sold herein is known as 716 Larchmont Avenue, Capitol Heights, MD

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 151098 (11-6,11-13,11-20)

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

Brian R. Brown 5005 Ashford Drive Upper Marlboro, MD 20772 Defendant

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-25-003879

Notice is hereby given this 30th 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 1st day of December, 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 1st day of De-

cember, 2025. The Report of Sale states the amount of the foreclosure sale price to be \$488,751.87. The property sold herein is known as 5005 Ashford Drive, Upper Marlboro, MD 20772.

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 151099 (11-6,11-13,11-20)

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Rodney Chappin, whose address is 18001 Rob Roy Ln, Accokeek, MD 20607-3222, was on October 15, 2025 appointed

Personal Representative of the estate of LATRISHA D CHAPPIN, who died on September 14, 2025

Further information can be ob-

tained by reviewing the estate file in the office of the Register of Wills or

contacting the personal represen-

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 dece-dent shall file their objections with

the Register of Wills on or before the

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 undersigned on or before the earlier of the

(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

REGISTER OF WILLS FOR

Richard E. Solomon

Richard J. Rogers Michael McKeefery

Christianna Kersey

Kyle Blackstone

Brandon Ewing

Marco A. Lema

Roda E. Lema

AND

Jason Murphy

PRINCE GEORGE'S COUNTY

CERETA A. LEE

P.O. Box 1729

<u>151036</u>

RODNEY CHAPPIN

Personal Representative

UPPER MARLBORO, MD 20773-1729

NOTICE

1099 Winterson Road, Suite 301

Linthicum Heights, MD 21090

3837 Hamilton Street Unit 101

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 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

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

MAHASIN EL AMIN

Clerk of the Circuit Court

Prince George's County, MD

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

True Copy—Test: Mahasin El Amin, Clerk

150969

LEGALS

November, 2025.

Hyattsville, MD 20781

Estate No. 138859

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

Substitute Trustees,

Plaintiffs

Defendants

tative or the attorney.

15th day of April, 2026.

following dates:

IN THE ESTATE OF LATRISHA D CHAPPIN

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 repre-sentative 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 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 repre-sentative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the

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

following dates:

(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)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **OLIVER WILLIAMS** AKA: OLIVER WILLIAMS SR

Notice is given that VASEAN WILLIAMS, whose address is 6777 Spring River Rd, Memphis, TN 38141-0517, was on September 29, 2025 appointed Personal Representa-tive of the estate of OLIVER WILLIAMS who died on July 17, 2024

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 29th day of March, 2026.

Any person having a claim against the decedent must present the claim to the undersigned personal repre-sentative 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.

VASEAN WILLIAMS Personal Representative

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

Estate No. 135721 150980 (10-23,10-30,11-6)

LEGALS

Riise E.S. Richards P.O. Box 7293 St. Thomas, U.S. Virgin Islands 00802 340-626-0952

NOTICE TO CREDITORS OF APPOINTMENT OF FOREIGN PERSONAL REPRESENTATIVE

NOTICE IS HEREBY GIVEN that the Superior Court of The Virgin Is-lands St. Thomas and St. John appointed Riise E.S. Richards, whose address is P.O. Box 7293, St. Thomas, U.S. Virgin Islands 00802, as the Administratix of the Estate of Conrad W. Smith, Jr. a/k/a Conrad W. Smith a/k/a Conrad Warren Smith Jr. who died on July 12, 2021 domiciled in Weston, Broward County, FL 33331.

The Maryland resident agent for service of process is John Douglas Watson, whose address is 629 Astor Blvd, Rockville, MD 20850

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

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

(2) Two months after the foreign personal representative mails or de-livers 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 de-livery of the notice. Claims filed after that date or after a date extended by law will be barred.

RIISE E.S. RICHARDS Foreign Personal Representative

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

Estate No. 137800 (10-23,10-30,11-6) 150989

LEGALS

A SUMMARY OF HYATTSVILLE CHARTER AMENDMENT RESOLUTION 2025 – 01 AMENDING THE CHARTER TO RE-MOVE 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

LEGALS

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 tate 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

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.

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 UPPER MARLBORO, MD 20773-1729

Estate No. 138849 150984

LEGALS

NOTICE TO CREDITORS OF APPOINTMENT OF FOREIGN PERSONAL

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 domi-

wned 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 (1) Six months from the date of the

decedent's death; or

months from the mailing or other de-livery of the notice. Claims filed after that date or after a date extended by

DANIEL GENE FITZGERALD

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

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



LEGALS

MARYLAND

Upper Marlboro, Maryland 20773 In The Estate Of: JOSEPH EUGENE KLASINSKI

Estate No.: 137813 NOTICE OF

JUDICIAL PROBATE

above estate: You are hereby notified that a pe-

tition has been filed by Ann Chadwell for judicial probate for the appointment of a personal represen-

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

tained by reviewing the estate file in the Office of the Register of Wills.

REGISTER OF WILLS FOR Prince George's County CERETA A. LEE UPPER MARLBORO, MD 20773-1729 PHONE: (301) 952-3250

151028 (10-30,11-6)

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 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.

ISAIAH KELLEY Personal Representative

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

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

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,

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

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

<u>150991</u>

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

P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of:

RAYMOND WATTS

Estate No.: 137299

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the

You are hereby notified that a petition has been filed by Christina

Taylor 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 10**,

This hearing may be transferred or postponed to a subsequent time.

Further information may be ob-

tained by reviewing the estate file in the Office of the Register of Wills.

above estate:

2025 at 10:30 A.M.

REGISTER OF WILLS FOR

CERETA A. LEE

P.O. Box 1729

PRINCE GEORGE'S COUNTY

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

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

P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of: PHILIP JAMES TAPPER Estate No.: 137671

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Lesley-Anne Elizabeth Tapper 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 10, 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

P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 PHONE: (301) 952-3250

LEGALS

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

NOTICE OF APPOINTMENT

IN THE ESTATE OF SHIRLEY ANN WITT

2025 with a will. Further information can be ob-

All interested persons or unpaid claimants having any objection to the appointment of the personal

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

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

ANDRE WITT

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

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

NOTICE

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

Gena T Ford

14905 Dahlia Dr Bowie, Maryland 20721

> 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 ay of October, 2025. 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 contrary thereof be shown on or before the 24th day of November, 2025. Provided a copy of this Order is inserted in some newspaper printed in Prince George's County, once in each of three successive weeks, be-fore the 24th day of November,

True Copy—Test:

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

NOTICE

Richard E. Solomon Substitute Trustees, Plaintiffs

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

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

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.

Clerk of the Circuit Court Prince George's County, MD True Copy—Test:

TO ALL PERSONS INTERESTED

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

tained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

representative shall file their objection with the Register of Wills on or before the 15th day of April, 2026.

15th day of April, 2026.

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.

Personal Representative

P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

151034

Brandon K Ford

Defendants

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

Mahasin El Amin, Clerk

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

Notice is hereby given this 14th day of October, 2025, by the Circuit

November, 2025. The Report of Sale states the

MAHASIN EL AMIN

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

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

decedent's death; or (2) Two months after the personal

A claim not presented or filed on

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

REPRESENTATIVE NOTICE IS HEREBY GIVEN that

ciled in South Carolina, Beaufort. At the time of death, the decedent

(2) Two months after the foreign personal representative mails or de-livers 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

law will be barred.

Foreign Personal Representative

Estate No. 138913

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, P.O. Box 1729

To all Persons Interested in the

This hearing may be transferred or postponed to a subsequent time. Further information may be ob-

PHONE: (301) 952-3250

151065 (11-6,11-13)

Upper Marlboro, MD 20773-1729

151067

CERETA A. LEE

(11-6,11-13)

Mahasin El Amin, Clerk 150966

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF JAYNE LOGUE AKA: MARLA JAYNE LOGUE

Notice is given that Felecia Tice, whose address is 17152 12th St, King George, VA 22485-6141, was on October 23, 2025 appointed personal representative of the small estate of Jayne Logue, who died on October

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

, 2022 without a will

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 repre-sentative 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

(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.

FELECIA TICE Personal Representative

Cereta A. Lee REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

Estate No. 135564 (11-6)151063

IN THE ESTATE OF DENNIS BERNARD LOYD Notice is given that Nancy Jean Loyd, whose address is 37977 Peli-can Ln, Unit 280, Selbyville, DE 19975, was on October 22, 2025 appointed personal representative of the small estate of Dennis Bernard

SMALL ESTATE

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

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.

Loyd, who died on April 18, 2025

without a will.

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

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 JEAN LOYD Personal Representative

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

Estate No. 138793 (11-6)

<u>151064</u>

LEGALS

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

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 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)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF LESLIE D HENDERSON

Notice is given that Robert Henderson, whose address is 4806 Deer Lakes Rd, Fayetteville, NC 28311-0871, was on October 15, 2025 appointed Personal Representative of the estate of LESLIE D HENDER-SON, who died on September 29,

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 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 UPPER MARLBORO, MD 20773-1729

Estate No. 138814

151038 (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 **ROY MAURICE MANLEY**

Notice is given that Roy M Manley II, whose address is 4041 Resolution Ct, High Point, NC 27265, was on October 27, 2025 appointed Personal Representative of the estate of ROY MAURICE MANLEY who died on April 6, 2025 with a will.

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

All persons having any objection

to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 27th 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 undersigned on or before the earlier of the following dates:

decedent's death; or

(1) Six months from the date of the

(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.

ROY M MANLEY II Personal Representative

REGISTER OF WILLS FOR Prince George's County UPPER MARLBORO, MD 20773-1729

Estate No. 138328 <u>151075</u> (11-6,11-13,11-20)

THIS COULD BE YOUR AD!

Call 301-627-0900 for a quote.

LEGALS

Paulette Lundy, Esq 8825 Stanford Blvd, Ste 140 Columbia, Maryland 21045 410-405-7996

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED 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 Represen-tative of the estate of PETER GEORGE HARRIS, who died on December 14, 2024 without a will.

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

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

IANA LILIANA DOBRESCU Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY Upper Marlboro, MD 20773-1729

Estate No. 138349 150981 (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 October 15, 2025 appointed Personal Representative of the estate of DANA FORSYTHE, who died on June 5, 2025 without a will.

tained 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

Further information can be ob-

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 dece-dent 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.

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

(10-30,11-6,11-13) 151035

LEGALS

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, Baltimore, MD 21218-5819, and Karen A Randolph, whose address is 2328 1st St NW, Washington, DC 20001-1018, were on October 14, 2025 ap-Co-Personal Representatives of the estate of DEBRA ADKINS VEREEN who died on August 17, 2025 without a

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 rep-resentatives 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.

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

PRINCE GEORGE'S POST EARLY DEADLINE

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARIAN DUTCH

AKA: MARIAN VICTORIA DUTCH

Notice is given that RAYSEAN CLARK, whose address is 5208 Charles Hill Blvd, Upper Marlboro MD 20722-2981, was on October 24, 2025 appointed Personal Representative of the estate of MARIAN DUTCH who died on July 28, 2025

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 objections with the Register of Wills on or before the 24th day of April, 2026. All persons having any objection

to the probate of the will of the dece-dent shall file their objections with the Register of Wills on or before the 24th day of April, 2026. Any person having a claim against the decedent must present the claim to the undersigned personal repreentative 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.

RAYSEAN CLARK Personal Representative

151076

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

Estate No. 138944

(11-6,11-13,11-20)

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 Howell Drive, Upper Marlboro, MD 20774, was on October 8, 2025 appointed Personal Representative of the estate of FRANCES DRIVER GARRISON, who died on June 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 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 UPPER MARLBORO, MD 20773-1729

Estate No. 138863 (10-23,10-30,11-6) 150986

LEGALS

PRINCE GEORGE'S COUNTY GOVERNMENT

Board of License Commissioners

(Liquor Control Board)

REGULAR SESSION NOVEMBER 18, 2025 NOTICE IS HEREBY GIVEN: that

applications have been made with Board of License Commissioners for Prince George's County, Maryland, for the following alcoholic beverage licenses in accordance with the provisions of the Alcoholic

Beverage Article.

tertainment Permit.

ENTERTAINMENT

t/a Live K Karaoke National Harbor, Chris Zhu, Member Manager/Authorized Person, Class B(BLX), Beer, Wine and Liquor, for the use of Live K NH, LLC, located at 137 National Plaza #200, Oxon Hill, 20745. Request for a Special En-

A virtual hearing will be held via Zoom at 10:00 a.m. on Tuesday, November 18, 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 <u>BLC@co.pg.md.us</u> 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

Terence Sheppard Director October 31, 2025

151131 (11-6,11-13)

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

P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of: PHILLIP PETTWAY Estate No.: 137118

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Thomas J. Kokolis for judicial probate for the appointment of a personal represen-

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on December 16, 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

Upper Marlboro, MD 20773-1729

CERETA A. LEE

151068

PHONE: (301) 952-3250 (11-6.11-13)

NOTICE

Richard E. Solomon Richard J. Rogers Michael McKeefery Christianna Kersey Kyle Blackstone Jason Murphy John Ansell **Jason Beers** 1099 Winterson Road, Suite 301

Linthicum Heights, MD 21090 Substitute Trustees, Plaintiffs

Rudolph Jones

Personal Representative for the Estate of Daphne Jones 9614 Baldhill Road

AND

Rudolph Jones,

Bowie, MD 20721

Defendants In the Circuit Court for Prince

George's County, Maryland

Case No. CAEF19-25040 Notice is hereby given this 30th 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 1st day of December, 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 1st day of De-

cember, 2025. The Report of Sale states the amount of the foreclosure sale price to be \$501,834.13. The property sold herein is known as 9614 Baldhill Road, Bowie, MD 20721.

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

(11-6,11-13,11-20)

151097

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

P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of: MARY C. KIRK Estate No.: 138147

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate: You are hereby notified that a pe-

tition has been filed by Michelle Simon for judicial probate for the appointment of a personal represen-A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on December 16, 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

151069 (11-6.11-13)

Publication Date

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

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

NOTICE IS GIVEN that the Probate Court Number Three (3) of Harris county, Texas appointed Jide Mohamed Tinubu, whose address is 89 South Waterbridge Dr., The Woodlands, TX 77375, as the Executor of the Estate of Sanya N. Tinubu who died on August 21, 2021 domiciled in Harris County, Texas.

The Maryland resident agent for service of process is Arden Law Firm, LLC/Cedulie Laumann, Esq., whose address is 1028 Generals Hwy. Ste 100, Crownsville, MD

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

(1) Six months from the date of the

(2) Two months after the foreign personal representative mails or de-livers 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 de-livery of the notice. Claims filed after that date or after a date extended by law will be barred.

JIDE MOHAMED TINUBU Foreign Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. BOX 1729

UPPER MARLBORO, MD 20773 Estate No. 138507

151089 (11-6,11-13,11-20)

LEGALS

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF CARL L. DASH

Notice is given that Linda Cureton, whose address is 1806 Southwood Court, Bowie, MD 20721, was on Oc-tober 27, 2025 appointed Personal Representative of the estate of CARL L. DASH who died on May 22, 2025 with a will.

Further intormation 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 27th 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.

LINDA CURETON Personal Representative

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

Estate No. 138131

151072 (11-6,11-13,11-20)

Natalie A. Peroutka Esq 14300 Gallant Fox Ln, Ste 120 Bowie, MD 20715-4031 301-464-7448 Ext #109

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF BLAINE HAWKINS

Notice is given that Dorothy Doll-Hawkins, whose address is 1511 Dunwoody Avenue, Oxon Hill, MD 20745, was on October 16, 2025 appointed Personal Representative of the estate of BLAINE HAWKINS, who died on April 21, 2021 without

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.

> DOROTHY DOLL-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. 121115 (11-6,11-13,11-20)

151077

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

LEGALS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MICHAEL G CHISMAR JR.

Notice is given that Carmen Chismar, whose address is 8601 Cunning-ham Dr, Berwyn Heights, MD 20740-2713, was on August 29, 2025 appointed Personal Representative of the estate of MICHAEL G CHIS-MAR JR. who died on August 16, 2021 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 represen-tative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 28th day of February, 2026.

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

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

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice. A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

CARMEN CHISMAR Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

Estate No. 137215 <u>151074</u> (11-6,11-13,11-20)

UPPER MARLBORO, MD 20773-1729

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF BLANCHE S WILLIAMS

Notice is given that Orethia Williams White, whose address is 2 Ben White Dr, Hilton Head Isl, SC 29926, was on October 24, 2025 appointed personal representative of the small estate of Blanche S Williams who died on January 23, 2008 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 represen-tative or the attorney.

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

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

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

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

> ORETHIA WILLIAMS WHITE Personal Representative

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

Estate No. 135922 151056 (11-6)

SMALL ESTATE NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF THEL L STANCIL

Notice is given that Willistine S Joyner, whose address is 432 Barnes Lake Rd, Middlesex, NC 27557, was on October 28, 2025 appointed per-sonal representative of the small es-tate of Thel L Stancil who died on July 1, 2025 with a will.

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

All 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.

WILLISTINE S JOYNER Personal Representative

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

Estate No. 138619 151059 (11-6)

SMALL ESTATE

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF WILLIE E CHEESEBORO AKA: WILLIE EDWARD CHEESEBORO

Notice is given that Beatrice A Cheeseboro, whose address is 4807 Medora Drive, Suitland, MD 20746, was on June 26, 2023 appointed personal representative of the small estate of Willie E Cheeseboro who died on May 13, 2023 with a will.

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

All persons having any objection to the appointment 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.

> BEATRICE A CHEESEBORO Personal Representative

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

Estate No. 129728 (11-6) 151055

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF ELMIRA H BELL

Notice is given that Patricia Sedgwick, whose address is 6414 Elmhurst Street, District Heights, MD 20747, was on October 22, 2025 appointed personal representative of the small estate of Elmira H Bell, who died on July 21, 2025 without a

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or 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 pub-lication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

All persons having claims against the decedent must serve their claims on the undersigned personal 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.

> PATRICIA SEDGWICK Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County

UPPER MARLBORO, MD 20773-1729 Estate No. 139020

<u>151060</u> (11-6)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARITA M DOUGLAS

Notice is given that David D Douglas, whose address is 12807 Vicar Woods Ln, Bowie, MD 20720-4770, was on October 27, 2025 appointed personal representative of the small estate of Marita M Douglas who died on July 9, 2025 with a will.

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

All 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.

> DAVID D DOUGLAS Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

Estate No. 139067 <u>151057</u> (11-6)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF CARLTON W EDMONDS JR

Notice is given that Celeste Mc-Call, whose address is 1828 Treeview Ct Apt C, Crofton, MD 21114-2215, was on October 21, 2025 appointed personal representative of the small estate of Carlton W Edmonds Jr, who died on March 13, 2025 without a will.

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

All interested persons or unpaid All interested persons of unpaid claimants having any objection to the appointment shall file their ob-jections 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.

> CELESTE MCCALL Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 Upper Marlboro, MD 20773-1729 Estate No. 137518

<u>151061</u> (11-6)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF MAE JACKSON WILLIAMS

Notice is given that Joseph Williams Jr, whose address is 12514 Woodsong Ln, Bowie, MD 20721, was on October 28, 2025 appointed personal representative of the small estate of Mae Jackson Williams who died on August 5, 2023 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment shall file their ob-jections 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

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.

JOSEPH WILLIAMS JR Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County UPPER MARLBORO, MD 20773-1729

<u>151058</u>

Estate No. 139089 (11-6)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF FRANK WALSTON

Notice is given that Frank Swinson, whose address is 9390 Pepper Mill Ct, Waldorf, MD 20603, was on October 24, 2025 appointed per-sonal representative of the small estate of Frank Walston, who died on August 18, 2025 without a will.

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

All 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. FRANK SWINSON Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County UPPER MARLBORO, MD 20773-1729

<u>151062</u>

Estate No. 139043

(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

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

73 HERRINGTON DRIVE UPPER MARLBORO, MD 20774

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

NOVEMBER 18, 2025 AT 11:30 AM

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

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

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

151017 (10-30,11-6,11-13)

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 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

WEDNESDAY, NOVEMBER 19, 2025, AT 11:00 AM

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").

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.

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

Daniel C. Zickefoose, Trustee
151011 (10-30,11-6,11-13)

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

5305 VIENNA DRIVE CLINTON, MD 20735

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

NOVEMBER 18, 2025 AT 11:30 AM

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

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

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

<u>151018</u> (10-30,11-6,11-13)

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 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

WEDNESDAY, NOVEMBER 19, 2025, AT 11:00 AM

the real property described as follows:

One 700,000 / 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 700,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

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

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

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

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

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

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

151012

Daniel C. Zickefoose, Trustee (10-30,11-6,11-13)

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

6214 ATWOOD STREET DISTRICT HEIGHTS, MD 20747

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

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

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

Richard E. Solomon, et al., Substitute Trustees

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

<u>151019</u> (10-30,11-6,11-13)

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 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

the real property described as follows:

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 for Capital Cove at National Harbor, a Condominium for Capital Cove at National Harbor, 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 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.

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

Daniel C. Zickefoose, Trustee
151013 (10-30,11-6,11-13)

ORDER OF PUBLICATION **BY POSTING**

DEWAYNE HARROD

AMBER WILSON

In the Circuit Court for Prince George's County, Maryland Case Number: C-16-FM-25-004345

ORDERED, ON THIS 29th day of October, 2025, by the Circuit Court for Prince George's County MD:

That the Defendant, Amber Wilson is hereby notified that the Plaintiff, has filed a COMPLAINT FOR ABSOLUTE DIVORCE naming him/her as the defendant and seek ing the Divorce on the Grounds of Irreconcilable Differences and 6-Month Separation and stating that the Defendant's last known address is: 18401 Queen Anne Road, Upper Marlboro, Md 20772 and therefore it

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

ORDERED, said publication to be completed by the 28th 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 DEFEN-DANT, AMBER WILSON, IS HEREBY WARNED THAT FAIL-URE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 28th day of December, 2025, MAY RESULT IN THE CASE PRO-CEEDING 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

(11-6,11-13,11-20)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF CORRIE L SMITH **AKA: CORRIE LEE SMITH**

Notice is given that Melissa Jordan, whose address is 6417 Fairborn Ter, New Carrollton, MD 20784-3315, was on August 12, 2025 ap-pointed Personal Representative of the estate of CORRIE L SMITH, who died on April 20, 2025 without a

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 neir objections with the Register of Wills on or before the 12th day of February, 2026.

Any person having a claim against the decedent must present the claim to the undersigned personal 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.

MELISSA JORDAN Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County UPPER MARLBORO, MD 20773-1729

Estate No. 137878 151079 (11-6,11-13,11-20)

NOTICE

DISTRICT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND Located at 14735 Main Street, Upper Marlboro, Maryland 20772

Case Nos. 050200266652016 and 050200145272013 (Consolidated by Order Dated March 11, 2019)

TOWN CENTER AT CAMP SPRINGS HOA, INC

Plaintiff

KNIGHT, GERALD

Defendant

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

Notice is herewith given that the sale of the property at 5713 Lanier Avenue, Suitland, Maryland 20746.

Real property of Gerald Knight, located at 5713 Lanier Avenue, Suitland, Maryland 20746, and further described as Lot numbered Fifty-nine (49), in the subdivision known as "Plat 2, TOWN CENTER AT CAMP SPRINGS", as per plat thereof recorded among the Land Records of Prince George's County, Maryland, in Plat Book REP 200, at Plat 71. Tax Account No. 06-3597242. Being part of the same property described in Liber 22563, Folio 676, among the Land Records of Prince George's County, Maryland. Being the same property conveyed unto Gerald Knight, from K. Hovnanian Homes of Maryland I, LLC, a Maryland limited liability company, (formerly known as Washington Homes of Maryland I, LLC), by Deed recorded in Liber 23986, Folio 381, among the Land Records of Prince George's County, Maryland. The improvements thereon being known as 5713 Lanier Avenue, Suitland, Maryland 20746., Tax Account No. 06-

mentioned in these proceedings made and reported by the Sheriff of this county will be ratified thirty (30) days from the date of this Notice unless cause to the contrary is shown on or before 11/24/25 provided that a copy of this Notice be published in some newspaper published in said county or city at least once a week in each of three successive weeks before 11/24/25.

The report states the amount of sale to be \$5000.00

The court signed this notice on 10/24/25.

151095

(11-6,11-13,11-20)

NOTICE

LEGALS

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,

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 Él Amin, Clerk (10-23,10-30,11-6)

THE PRINCE

GEORGE'S POST

Call 301-627-0900

Fax 301-627-6260

ORDER OF PUBLICATION

BY POSTING

JERRI MENZIES

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

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 newspageneral circulation in Prince George's of published 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 <u>regular mail</u> (first class mail), to the defendant's last known address, a copy of the signed order of Publication at least thirty days prior to the response date in said order; and it is further

ORDERED, THAT THE DEFEN-DANT, ERIKA ELIZABETH LEWIS, IS HEREBY WARNED THAT FAIL-URE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE <u>21st day of December</u>, <u>2025</u>, MAY RESULT IN THE CASE PRO-CEEDING 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)

PRINCE GEORGE'S COUNTY **GOVERNMENT**

Board of License Commissioners

(Liquor Control Board)

REGULAR SESSION

NOVEMBER 18, 2025

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

TRANSFER

t/a Strick's Restaurant, Alexis Cartajena Lopez, Member-Manager, for a Class B+, Beer, Wine and Liquor for the use of Strick's Wine and Spirits, LLC, located at 3211 Branch Avenue, Silver Hill, 20748. Transfer from Strick's Inc., t/a Strick's Restaurant, located at 3211 Branch Avenue, Silver Hill, 20748, Giles Fletcher II, President/Vice President, Secretary, Treasurer.

A virtual hearing will be held via Zoom at 10:00 a.m. on Tuesday, November 18, 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 30, 2025

<u>151093</u> (11-6,11-13)

LEGALS

ORDER OF PUBLICATION **BY POSTING**

MARIAME FOFANA

In the Circuit Court for Prince George's County, Maryland Case Number: C-16-FM-25-005735

MOHAMED DIALLO

ORDERED, ON THIS 23rd day of October, 2025, by the Circuit Court for Prince George's County MD:

That the Defendant, Mohamed Karim Diallo is hereby notified that the Plaintiff, has filed a Complaint Absolute Divorce naming him/her as the defendant and seek ing the Divorce on the Grounds of Six-Month Separation and Irreconcilable Differences and stating that the Defendant's last known address is: 2400 Queens Chapel Road, Hyattsville, MD 20782, and therefore it

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

ORDERED, said publication to be completed by the 22nd 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, MOHAMED KARIM DIALLO, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 22nd day of December, 2025, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DE-

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

True Copy—Test: Mahasin El Amin, Clerk (10-30,11-6,11-13) 151043

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARILYN R. WHITTINGTON

Notice is given that Marshallyn R. Notice is given that Marshallyn R. Whittington, whose address is 3815 37th Street, Mt. Rainier, Maryland 20712, was on July 25, 2025 appointed Personal Representative of the estate of MARILYN R. WHITTINGTON, who died on June 18, 2025 without a will. 2025 without a will.

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

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

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

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

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

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

MARSHALLYN R. WHITTINGTON Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR Prince George's County Upper Marlboro, MD 20773-1729

Estate No. 138099 150982 (10-23,10-30,11-6)

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

P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of:

JAMES CHERRY, JR. Estate No.: 129672

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Thomas J. Kokolis 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 January 6, 2026 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

LEGALS

Patricia Esmeralda Argueta

Romero

NOTICE BY POSTING

Plaintiff

Jose Celio Cruz Avelar Defendant

In the Circuit Court for Montgomery County, Maryland Case Number: C-15-FM-25-005027

A Complaint for Custody and a Motion for Special Findings of Fact was filed with the Circuit Court for Montgomery County, Maryland on August 13, 2025. The Complaint states that the Plaintiff, Patricia Esmeralda Argueta Romero, is the Minor Child's biological mother. The Defendant, Jose Celio Cruz Avelar, is the biological father of the Minor Child, who was born in El Salvador. The Complaint further states that the Defendant abandoned and neglected the Minor Child, having made only a single visit since her birth.

The Minor Child has been living in Montgomery County, Maryland with the Plaintiff. The Complaint asks the Court to award the Plaintiff Physical and Legal Custody of the Minor Child.

Additionally, the Motion asks the Court to issue an Order of Special Findings of Fact.

It is this 5th day of September, 2025, ORDERED that the Plaintiff cause a copy of this notice to be published at least once a week for three weeks in a newspaper of general circulation in the State of Maryland; publication to be completed by November 25, 2025; Defendant must file a response on or before January 5, 2026; Defendant is warned that failure to file a response with the time allowed may result in a default judgment or the granting of the relief sought.

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

151094 (11-6,11-13,11-20)

LEGALS

ORDER OF PUBLICATION **BY POSTING**

ROSIRMINA ARRIAZA PEREZ

VS.

SANTOS FUENTES FUENTES

In the Circuit Court for Prince George's County, Maryland Case Number: C-16-FM-25-004764

ORDERED, ON THIS 31st day of October, 2025, by the Circuit Court for Prince George's County MD:

That the Defendant, Santos Ceferino Fuentes Fuentes is hereby notified that the Plaintiff, has filed a COMPLAINT FOR SOLE LEGAL AND PHYSICAL CUSTODY & MOTION FOR APPROVAL OF FACTUAL FINDINGS TO PERMIT MINOR'S APPLICATION FOR SPE CIAL IMMIGRANT JUVENILE STATUS naming him/her as the defendant and stating that the Defendant's last known address is: Riverdale, MD 20737 and therefore

ORDERED, that this Order shall be posted at the Court House door in accordance with Maryland Rule 2-122(a)(1), said posting to be completed by the 30th day of November, 2025; and it is further;

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

ORDERED, said publication to be completed by the 30th day of November, 2025; and it is further;

ORDERED, that the plaintiff shall mail a copy of the signed order of Publication, the summons, complaint, and all other documents, by certified mail, to the defendant's last known address at least thirty days prior to the response date in said order; and it is further;

ORDERED, THAT THE DEFENDANT, SANTOS CEFERINO FUENTES FUENTES, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENCE ON OR DEFENDED. FENSE ON OR BEFORE THE 30th day of December, 2025, MAY RE-SULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DE-

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

True Copy—Test: Mahasin El Amin, Clerk

(11-6,11-13,11-20)

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

Prince George's County, MD True Copy—Test: Mahasin Él Amin, Clerk (10-30,11-6)150967 (10-23,10-30,11-6)

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

That the Defendant, Jose Brund Mendoza Guido is hereby notified that the Plaintiff, has filed a COM-PLAINT FOR ABSOLUTE DI-VORCE 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;

ORDER OF PUBLICATION

BY POSTING

In the Circuit Court for

Prince George's County, Maryland

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

JOSE MENDOZA GUIDO

ADA LOPEZ

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, that this Order shall

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 AN-SWER OR OTHER DEFENSE ON OR BEFORE THE 20th day of December, 2025, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DE-

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

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

NOTICE

PRINCE GEORGE'S COUNTY,

MARYLAND

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

ORDERED, this 21st day of Octo-

ber, 2025 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-

erty 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 be-

fore the 21st day of November, 2025

next, provided a copy of this notice

be inserted in some newspaper pub-

lished in said County once in each

of three successive weeks before the

MAHASIN EL AMIN

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

LEGALS

NOTICE

1099 Winterson Road, Suite 301

Linthicum Heights, MD 21090

Nathaniel K. Risch, Personal Representative for the Estate of

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 men-

tioned 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 succes-

sive weeks before the 14th day of

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

November, 2025.

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

Substitute Trustees,

Plaintiffs

Defendant

The report states the amount of

21st day of November, 2025, next.

sale to be \$208,500.00.

True Copy—Test: Mahasin El Amin, Clerk

Richard E. Solomon

Michael McKeefery

Christianna Kersey

Kyle Blackstone

Brandon Ewing

William Brooks 3914 Essex Court Temple Hills, MD 20748

Jason Murphy

Richard J. Rogers

151009

Catherine A. Pearson

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

Substitute Trustees Plaintiffs

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

IN THE CIRCUIT COURT FOR

Plaintiff

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL PROPERTY OWNER'S ASSOCIA-TION, INC.

KENNETH N. WHITE AND ELLEN B. WHITE Defendant(s)

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

Civil Case No. C-16-CV-25-001325

NOTICE is hereby given this 31st 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 by Daniel C. Zickefoose, Trustee, be RATIFIED AND

CONFIRMED unless cause to the contrary thereof be shown on or before the 1st day of December, 2025 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 1st day

The Report of Sale states the

of December, 2025.

amount of the foreclosure sale to be \$\$6,098.31. Therein is One The property sold 1,000,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Ūnits numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare

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

True Copy—Test: Mahasin Él Amin, Clerk (11-6,11-13,11-20)

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIA-TION, INC.

Plaintiff

PHILIP L. SULLIVAN, SETTLOR OF THE PHILIP L. SULLIVAN DECLARATION OF TRUST, DATED SEPTEMBER 19, 1985 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-25-001324

NOTICE is hereby given this 31st 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 by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 1st day of December, 2025 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 1st day

of December, 2025.

The Report of Sale states the amount of the foreclosure sale to be \$\$8,201.77. The property sold The property sold the 811,000/ herein is One 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727 801-806, 808-821, 823-827, 901-921 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the 'Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 151104 (11-6,11-13,11-20)

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL PROPERTY OWNER'S ASSOCIA-TION, INC.

Plaintiff

DELORES FINGER WRIGHT, VONNEVA PETTIGREW AND ALICE PETTIGREW

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-25-001326

NOTICE is hereby given this 31st 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 by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 1st day of December, 2025 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 1st day of December, 2025.

The Report of Sale states the amount of the foreclosure sale to be \$\$2,716.63. The property sold herein is One 232,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Ūnits numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the 'Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare

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

True Copy—Test: Mahasin El Amin, Clerk (11-6,11-13,11-20) 151103

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL PROPERTY OWNER'S ASSOCIA-TION, INC.

Plaintiff

ALICE F. POLLARD AND WALTER R. WISEMAN, JR. Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-25-001346

NOTICE is hereby given this 31st 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 by Daniel C. Zicke-Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 1st day of December, 2025 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 1st day

of December, 2025. The Report of Sale states the amount of the foreclosure sale to be \$\$2,515.09. The property sold herein is One 308,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland "Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare

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

True Copy—Test: Mahasin Él Amin, Clerk 151107 (11-6,11-13,11-20)

LEGALS

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL PROPERTY OWNER'S ASSOCIA-TION, INC.

Plaintiff

THEODORE L FITZGERALD, MAURICE G FITZGERALD, AN-GELAR FITZGERALD, BONITA F WARD AND DERRICK A FITZGERALD

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-25-001315

NOTICE is hereby given this 31st 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 by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 1st day of December, 2025 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 1st day

of December, 2025. The Report of Sale states the amount of the foreclosure sale to be The property sold \$\$2.922.81. herein is One 315,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk

(11-6,11-13,11-20)

NOTICE OF REPORT

OF SALE

CAPITAL COVE AT NATIONAL PROPERTY OWNER'S ASSOCIA-

TION, INC. Plaintiff

RITA E. STEVENS Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-25-001342

NOTICE is hereby given this 31st 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 by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 1st day of December, 2025 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 1st day of December, 2025.

The Report of Sale states the amount of the foreclosure sale to be \$\$1,053.26. The property sold herein is One 154,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland "Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk (11-6,11-13,11-20)

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL PROPERTY OWNER'S ASSOCIA-TION, INC.

Plaintiff

Defendant(s) In the Circuit Court for

RALPH KOCH AND

GINA ZEILER

Prince George's County, Maryland Civil Case No. C-16-CV-25-001345

NOTICE is hereby given this 31st 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 by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 1st day of December, 2025 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 1st day of December, 2025.

The Report of Sale states the amount of the foreclosure sale to be \$\$1,278.55. The property sold herein is One 84,000/ herein is One 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Ūnits numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427 501-506, 508-527, 601-606, 608-621 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk (11-6,11-13,11-20)

LEGALS

NOTICE OF REPORT

CAPITAL COVE AT NATIONAL PROPERTY OWNER'S ASSOCIA-TION, INC.

Plaintiff

ROBERT DOWNES AND MICHELLE DOWNES

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-25-001355

NOTICE is hereby given this 31st 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 by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 1st day of December, 2025 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 1st day of December, 2025.

The Report of Sale states the amount of the foreclosure sale to be \$\$18,553.36. The property sold herein is One 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the 'Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 151111 (11-6,11-13,11-20)

LEGALS

NOTICE OF REPORT NOTICE OF REPORT OF SALE OF SALE

Defendant(s)

KERRY ROTHSCHILD AND

In the Circuit Court for

Prince George's County, Maryland

Civil Case No. C-16-CV-25-001352

NOTICE is hereby given this 31st

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 by Daniel C. Zicke-

foose, Trustee, be RATIFIED AND

CONFIRMED unless cause to the contrary thereof be shown on or be-

fore the 1st day of December, 2025

provided, a copy of this order be in-

serted in a newspaper printed in

said County, once in each of three

successive weeks before the 1st day

The Report of Sale states the

amount of the foreclosure sale to be

\$\$6,772.08. The property sold

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

fractional fee simple undivided Designated Vacation Ownership Inter-

est (the "Designated VOI") in the 18

Designated VOI Units numbered

707, 722, 807, 822, 922, 1101, 1102,

1103, 1105, 1107, 1109, 1111, 1113,

1115, 1117, 1119, 1121 and 1122 that are situate within the one Timeshare

Unit (as defined in Section 1.46 of

the Master Condominium Declara-

tion) located in Building Q, Parcel

No. Seventeen of National Harbor

Community, 250 Mariner Passage,

National Harbor, MD 20745 as ten-

ants in common with the other un-

divided interest owners of the

aforesaid Designated VOI Units in

Capital Cove at National Harbor, a

Condominium (the "Timeshare Project") as described in "Declaration of

Condominium for Capital Cove at

National Harbor, a Condominium'

dated September 11, 2009 and

recorded September 25, 2009 among

County, Maryland ("Land Records")

in Liber 31006, folio 457 et seq., (the

'Declaration") with one or more

plats attached (the "Plats"), (the Dec-

laration and the Plats, collectively,

Clerk of the Circuit Court for

Prince George's County, MD

LEGALS

NOTICE OF REPORT

CAPITAL COVE AT NATIONAL

PROPERTY OWNER'S ASSOCIA-

EVA C. ABRENICA AND LEMUEL

In the Circuit Court for

Prince George's County, Maryland Civil Case No. C-16-CV-25-001323

NOTICE is hereby given this 30th 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 by Daniel C. Zicke-

foose, Trustee, be RATIFIED AND

CONFIRMED unless cause to the

contrary thereof be shown on or be-

fore the 1st day of December, 2025

provided, a copy of this order be in-

serted in a newspaper printed in said County, once in each of three

successive weeks before the 1st day

The Report of Sale states the

amount of the foreclosure sale to be \$\$1,495.95. The property sold

2,855,944,500 fractional fee simple

undivided Standard Vacation Own-

ership 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 Condo-

minium 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 Na-

tional 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

MAHASIN EL AMIN

Clerk of the Circuit Court for

Prince George's County, MD

(11-6,11-13,11-20)

Declaration").

True Copy—Test:

151112

Mahasin El Amin, Clerk

of December, 2025.

herein is One

TION, INC.

ABRENICA

(11-6,11-13,11-20)

Plaintiff

Defendant(s)

the "Timeshare Declaration") MAHASIN EL AMIN

True Copy—Test:

Mahasin El Amin, Clerk 151109 (11-6.1)

the Land Records of Prince George'

of December, 2025

JEANETTE ROTHSCHILD

CAPITAL COVE AT NATIONAL CAPITAL COVE AT NATIONAL PROPERTY OWNER'S ASSOCIA-PROPERTY OWNER'S ASSOCIA-TION, INC. TION, INC

> Plaintiff Plaintiff

> > WAYNE L. HANNA AND LORETTA A. HANNA Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-25-001353

NOTICE is hereby given this 31st 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 by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 1st day of December, 2025 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 1st day of December, 2025.

The Report of Sale states the amount of the foreclosure sale to be \$\$6,956.42. The property sold herein is One 654,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Ūnits numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the 'Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

MAHASIN EL AMIN

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

True Copy—Test: Mahasin Él Amin, Clerk (11-6,11-13,11-20)

LEGALS

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL PROPERTY OWNER'S ASSOCIA-

TION, INC. Plaintiff

WILLIAM HERBERT FULLMER

AND MARY ELLEN FULLMER Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-25-001299

NOTICE is hereby given this 30th 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 by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 1st day of December, 2025 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 1st day of December, 2025.

The Report of Sale states the amount of the foreclosure sale to be \$\$2,049.04. The property sold herein is One 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the 'Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

Mahasin Él Amin, Clerk

True Copy—Test: 151128 (11-6,11-13,11-20)

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

TRUSTEE'S SALE 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

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

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 chaser. The balance of the purchase money, with interest at the rate of twelve feited 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)

NOTICE

olomon

1099 Winterson Road, Suite 301 Linthicum Heights, MD 21090

Substitute Trustees, Plaintiffs

Richard J. Rogers

Michael McKeefery

Christianna Kersey Kyle Blackstone

Kallima M. Turner

Willie J. Turner Jr

9401 Dania Court

Fort Washington, MD 20744

In the Circuit Court for Prince

George's County, Maryland

Case No. C-16-CV-24-002056

Notice is hereby given this 30th 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 1st day of December, 2025, provided a copy of this notice be pub-

lished in a newspaper of general

circulation in Prince George's

County, once in each of three succes-

sive weeks before the 1st day of December, 2025. The Report of Sale states the

amount of the foreclosure sale price

to be \$174,173.82. The property sold

herein is known as 9401 Dania Court, Fort Washington, MD 20744.

MAHASIN EL AMIN

Clerk of the Circuit Court

Prince George's County, MD

THE

PRINCE GEORGE'S

POST

Call 301-627-0900

Fax 301-627-6260

SUBSCRIBE TODAY!

(11-6,11-13,11-20)

True Copy—Test:

<u>151100</u>

Mahasin El Amin, Clerk

AND

Jason Murphy

John Ansell

Call 301-627-0900 for a quote.

LEGALS

THIS COULD BE YOUR AD!

NOTICE OF REPORT

CAPITAL COVE AT NATIONAL PROPERTY OWNER'S ASSOCIA-TION, INC

Plaintiff

THOMAS WOODEN JR AND VI-VIAN S WOODEN

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-25-001300

NOTICE is hereby given this 30th 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 by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 1st day of December, 2025 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 1st day

of December, 2025.

The Report of Sale states the amount of the foreclosure sale to be \$\$714.63. The property sold herein is One 84,000 / 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the 'Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare

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

True Copy—Test: Mahasin Él Amin, Clerk (11-6,11-13,11-20) 151130

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ANN KETURAH HAWKINS

Notice is given that JeNaye Mary Hawkins, whose address is 6909 Gateway Boulevard, Forestville, Maryland 20747, was on October 24, 2025 appointed Personal Representative of the estate of ANN KETU-RAH HAWKINS, who died on November 27, 2022 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 represen-tative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 24th day of 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.

JENAYE MARY HAWKINS Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County UPPER MARLBORO, MD 20773-1729

Estate No. 139038 151080 (11-6,11-13,11-20)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **CHARLENE H HOLMES**

NOTICE TO UNKNOWN HEIRS

Notice is given that Paula H Best, whose address is 13145 Ripon Pl, Upper Marlboro, MD 20772, was on October 24, 2025 appointed Personal Representative of the estate of CHARLENE H HOLMES, who died on August 26, 2025 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objections with the Register of Wills on or before the 24th day of April, 2026.

All persons having any objection robate of the will of the dece dent shall file their objections with the Register of Wills on or before the 24th 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 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.

PAULA H BEST Personal Representative

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY Upper Marlboro, MD 20773-1729

<u>151086</u>

Estate No. 139004

(11-6,11-13,11-20)

UPPER MARLBORO, MD 20773-1729 Estate No. 139022 (11-6,11-13,11-20) <u>151087</u>

Personal Representative

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

CERETA A. LEE

P.O. Box 1729

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:

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

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF WOODROW HARRISON

Notice is given that Martin Oliverio, whose address is 14300 Gallant Fox Lane, Suite 218, Bowie, Mary-land 20715, was on October 16, 2025 appointed Personal Representative of the estate of WOODROW HAR-RISON, who died on October 22, 2024 without a will.

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

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

> MARTIN OLIVERIO Personal Representative

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

Estate No. 135211 151081 (11-6,11-13,11-20)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED

IN THE ESTATE OF **OTELIA BARNES**

Notice is given that Shana Jefferson, whose address is 1002 Buxton Cir, Magnolia, DE 19962-2169, was on October 24, 2025 appointed Personal Representative of the estate of OTELIA BARNES, who died on October 8, 2022 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 objections with the Register of Wills on or before the 24th day of April, 2026.

All persons having any objection to the probate of the will of the dece dent shall file their objections with the Register of Wills on or before the 24th 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.

SHANA JEFFERSON

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729

151085

UPPER MARLBORO, MD 20773-1729

Estate No. 138946

151088

LEGALS

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 pur-

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

Daniel C. Zickefoose, Trustee (10-30,11-6,11-13) <u>151015</u>

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ELIZABETH ANN BROWN

Notice is given that Jan Brown Jr, whose address is 702 Rittenhouse St, Hyattsville, MD 20783, was on October 27, 2025 appointed Per-sonal Representative of the estate of ELIZABETH ANN BROWN, who died on August 16, 2025 without a

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 objections with the Register of Wills on or before the 27th day of April, 2026.

All persons having any objection to the probate of the will of the dece-dent shall file their objections with the Register of Wills on or before the 27th 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 date: 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.

> JAN BROWN JR Personal Representative

(11-6,11-13,11-20)

Chisolm, whose address is 3331 Drysdale Dr, Murfreesboro, TN 37128, was on October 23, 2025 appointed Personal Representative of the estate of ANTHONY DEVEAUX CHISOLM, who died on March 22,

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

IN THE ESTATE OF ANTHONY DEVEAUX CHISOLM

Notice is given that Darryn

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 objections with the Register of Wills on or before the 23rd 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

23rd 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 determ 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.

> DARRYN CHISOLM Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

> Estate No. 138999 (11-6,11-13,11-20)

The Prince George's Post

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Since 1932

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL PROPERTY OWNER'S ASSOCIA-TION, INC

Plaintiff

JASON BHATTACHARYA Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-25-001306

NOTICE is hereby given this 30th 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 by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 1st day of December, 2025 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 1st day of December, 2025.

The Report of Sale states the amount of the foreclosure sale to be \$\$2,039.80. The property sold herein is One 210,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare

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

Declaration").

True Copy—Test: Mahasin El Amin, Clerk (11-6,11-13,11-20)

LEGALS NOTICE OF REPORT

CAPITAL COVE AT NATIONAL PROPERTY OWNER'S ASSOCIA-TION, INC.

Plaintiff

WILLIAM C ROBERTS & MARTHA ELLEN ROBERTS Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-25-001280

NOTICE is hereby given this 30th 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 by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 1st day of December, 2025 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 1st day

of December, 2025.

The Report of Sale states the amount of the foreclosure sale to be \$2,554.15. The property sold herein is One 280,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Ľiber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk 151119 (11-6,11-13,11-20)

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL PROPERTY OWNER'S ASSOCIA-

Plaintiff

JACQUALIN S BLAIR AND DUANE COLE

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-25-001322

NOTICE is hereby given this 30th 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 by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 1st day of December, 2025 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 1st day of December, 2025.

The Report of Sale states the amount of the foreclosure sale to be \$\$2,384.59. The property sold herein is One 256,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare

Declaration"). MAHASIN EL AMIN Clerk of the Circuit Court for

Prince George's County, MD

True Copy—Test: Mahasin El Amin, Clerk (11-6,11-13,11-20)

NOTICE OF REPORT

CAPITAL COVE AT NATIONAL PROPERTY OWNER'S ASSOCIA-TION, INC.

Plaintiff

GERALD W BAKER AND JUDITH A WHARTON

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-25-001283

NOTICE is hereby given this 30th 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 by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 1st day of December, 2025 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 1st day

of December, 2025. The Report of Sale states the amount of the foreclosure sale to be \$2,269.28. The property sold herein is One 400,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ównership 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

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

Declaration").

True Copy—Test: Mahasin Él Amin, Clerk 151120 (11-6,11-13,11-20)

LEGALS

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL PROPERTY OWNER'S ASSOCIA-

Plaintiff

JOHN CERRITO Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-25-001304

NOTICE is hereby given this 30th 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 by Daniel C. Zicke-foose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 1st day of December, 2025 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 1st day of December, 2025.

The Report of Sale states the amount of the foreclosure sale to be \$\$815.22. The property sold herein is One 84,000 / 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Proiect") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 151115 (11-6 17

LEGALS

(11-6,11-13,11-20)

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL PROPERTY OWNER'S ASSOCIA-

Plaintiff

TION, INC.

LYNN A WRIGHT Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-25-001286

NOTICE is hereby given this 30th 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 by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 1st day of December, 2025 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 1st day of December, 2025.

The Report of Sale states the amount of the foreclosure sale to be \$2,477.21. The property sold herein is One 255,000 / 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506. 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the 'Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 151121 (11-6,11-13,11-20)

NOTICE OF REPORT

OF SALE

CAPITAL COVE AT NATIONAL PROPERTY OWNER'S ASSOCIA-TION, INC.

Plaintiff

ELMASLIAS MENCHAVEZ AND CHARITO MENCHAVEZ Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-25-001303

NOTICE is hereby given this 30th 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 by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 1st day of December, 2025 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 1st day of December, 2025.

The Report of Sale states the amount of the foreclosure sale to be \$\$2,126.76. The property sold herein is One 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the 'Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk (11-6,11-13,11-20) 151116

NOTICE OF REPORT

CAPITAL COVE AT NATIONAL PROPERTY OWNER'S ASSOCIA-TION, INC.

RICHARD A MUIRHEAD & MICHAEL W MUIRHEAD Defendant(s)

Plaintiff

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-25-001292

NOTICE is hereby given this 30th 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 by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 1st day of December, 2025 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 1st day of December, 2025.

The Report of Sale states the amount of the foreclosure sale to be \$1,450.58. The property sold herein 210,000 / 2,855,944,500 is One fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the 'Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk 151122 (11-6,11-13,11-20)

LEGALS

OF SALE CAPITAL COVE AT NATIONAL

NOTICE OF REPORT

PROPERTY OWNER'S ASSOCIA-TION, INC

Plaintiff

Wyoming Limited Liability Company

PARADISE POINTS I, LLC, a

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-25-001277

NOTICE is hereby given this 30th 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 by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 1st day of December, 2025 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 1st day of December, 2025.

The Report of Sale states the amount of the foreclosure sale to be \$2,350.06. The property sold herein is One 413,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506 508-527, 601-606, 608-621, 623-627 701-706, 708-721, 723-727, 801-806 808-821, 823-827, 901-921, 923-927 1003, 1004, 1006, 1008, 1010, 1012 1014, 1016, 1018-1020, 1104, 1106 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 151117 (11-6,11-13,11-20)

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIA-

TION, INC. Plaintiff

HURLEY R MCNEIL Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-25-001293

NOTICE is hereby given this 30th 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 by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 1st day of December, 2025 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 1st day

of December, 2025. The Report of Sale states the amount of the foreclosure sale to be \$\$1,997.34. The property sold herein is One 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 O. Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland "Land Records") in Liber 31006 folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 151123 (11-6,11-13,11-20)

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL PROPERTY OWNER'S ASSOCIA-TION, INC.

Plaintiff

GERALD AMASOL AND CHARMAINE AMASOL Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-25-001278

NOTICE is hereby given this 30th 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 by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 1st day of December, 2025 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 1st day of December, 2025.

The Report of Sale states the amount of the foreclosure sale to be \$2,326.36. The property sold herein is One 364,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building O, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 151118 (11-6,11-13,11-20)

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL PROPERTY OWNER'S ASSOCIA-TION, INC.

Plaintiff

JOSEPH W JONES AND LOTUS JONES

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-25-001294

NOTICE is hereby given this 30th 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 by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 1st day of December, 2025 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 1st day

of December, 2025. The Report of Sale states the amount of the foreclosure sale to be \$2,051.12. The property sold herein is One 406,000 / 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the 'Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk

151124 (11-6,11-13,11-20)

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL PROPERTY OWNER'S ASSOCIA-TION, INC.

Plaintiff

GEORGIETTA M WEAVER AND JOHNNY WEAVER Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-25-001287

NOTICE is hereby given this 30th 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 by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 1st day of December, 2025 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 1st day

of December, 2025. The Report of Sale states the amount of the foreclosure sale to be \$3,985.31. The property sold herein is 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"). MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, MD

True Copy—Test: Mahasin El Amin, Clerk (11-6,11-13,11-20)

NOTICE OF REPORT

CAPITAL COVE AT NATIONAL PROPERTY OWNER'S ASSOCIA-TION, INC.

Plaintiff

NORMAN L. NEAL, SR. AND ESSIE J. CARTER Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-25-001349

NOTICE is hereby given this 31st 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 by Daniel C. Zicke-

foose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 1st day of December, 2025 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 1st day of December, 2025.

The Report of Sale states the amount of the foreclosure sale to be \$\$2,719.91. The property sold herein is One 280,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 101 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 Na-tional Harbor, a Condominium (the Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk

(11-6,11-13,11-20)

151133

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL PROPERTY OWNER'S ASSOCIA-TION, INC.

Plaintiff

KIM SHROPSHIRE AND ERIC SHROPSHIRE

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-25-001314

NOTICE is hereby given this 30th 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 by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 1st day of December, 2025 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 1st day of December, 2025.

The Report of Sale states the amount of the foreclosure sale to be \$\$11,866.65. The property sold herein is One 800,000/ herein is One 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 O, 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

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

Declaration").

TION, INC.

True Copy—Test: Mahasin El Amin, Clerk (11-6,11-13,11-20)

NOTICE OF REPORT

CAPITAL COVE AT NATIONAL PROPERTY OWNER'S ASSOCIA-

Plaintiff

MYRNA J. PETERS AND

MAURICE J. TELLIER Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-25-001356

NOTICE is hereby given this 31st 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 by Daniel C. Zicke-Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or be-fore the 1st day of December, 2025 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 1st day

of December, 2025. The Report of Sale states the amount of the foreclosure sale to be \$\$1,619.37. The property sold herein is One 154,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare

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

Declaration").

151134

True Copy—Test: Mahasin Él Amin, Clerk

(11-6,11-13,11-20)

151135

NOTICE OF REPORT

LEGALS

CAPITAL COVE AT NATIONAL PROPERTY OWNER'S ASSOCIA-TION, INC

OF SALE

Plaintiff

REMER C PRINCE AND KO-RONA I PRINCE

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-25-001316

NOTICE is hereby given this 30th 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 by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 1st day of December, 2025 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 1st day of December, 2025.

The Report of Sale states the amount of the foreclosure sale to be \$\$3,025.61. The property sold herein is One 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the 'Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare

Declaration") MAHASIN EL AMIN Clerk of the Circuit Court for

Prince George's County, MD True Copy—Test:

Mahasin El Amin, Clerk

NOTICE OF REPORT

CAPITAL COVE AT NATIONAL PROPERTY OWNER'S ASSOCIA-TION, INC.

Plaintiff

JOSIAH A. SCHUMANN AND PETER A. SCHUMANN

Defendant(s)

(11-6,11-13,11-20)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-25-001350

NOTICE is hereby given this 31st 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 by Daniel C. Zicke-Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 1st day of December, 2025 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 1st day

of December, 2025. The Report of Sale states the amount of the foreclosure sale to be \$\$2,288.74. The property sold herein is One 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 Na-tional Harbor, a Condominium (the Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk

(11-6,11-13,11-20)

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL PROPERTY OWNER'S ASSOCIA-TION, INC.

Plaintiff

KARIN SOMOGYI

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-25-001301

Defendant(s)

NOTICE is hereby given this 30th 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 by Daniel C. Zicke-foose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 1st day of December, 2025 provided, a copy of this order be in-

serted in a newspaper printed in said County, once in each of three successive weeks before the 1st day of December, 2025. The Report of Sale states the

amount of the foreclosure sale to be \$\$848.75. The property sold herein is One 84,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration")

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

True Copy—Test: Mahasin El Amin, Clerk (11-6,11-13,11-20)

NOTICE OF REPORT

OF SALE

CAPITAL COVE AT NATIONAL PROPERTY OWNER'S ASSOCIATION, INC.

Plaintiff

THEODORE FITZGERALD, MAURICE G. FITZGERALD, AN-GELAR. FITZGERALD, BONITA W. WARD AND DERRICK FITZGERALD

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-25-001321

Defendant(s)

<u>151143</u>

151144

NOTICE is hereby given this 31st 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 by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 1st day of December, 2025 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 1st day of December, 2025. The Report of Sale states the

amount of the foreclosure sale to be \$\$5,128.91. The property sold herein is One 553,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the 'Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration")

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

True Copy—Test: Mahasin Él Amin, Clerk 151140 (11-6,11-13,11-20)

LEGALS

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

The owner(s) of said vehicle(s) have the right to reclaim the vehicle within twenty-one (21) days after the date of notice upon payment of all parking violations and tow/storage charges. The owner(s) have the right to contest the validity of the towing and storage of said vehicle(s) at any time within twenty-one (21) days of such notice by filing a request for hearing with the Revenue Authority of Prince George's County.

Failure to reclaim said vehicle(s) within twenty-one (21) days of such notice waives the owner(s) right of title and interest in the vehicle and is consent of sale/salvage at public auction or salvage facility.

You must reclaim these vehicles by: 11/17/2025.

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

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

2012 CHEVROLET MD 3EY3678 1G1PC5SH6C7117012 2014 JEEP CHEROKEE MD 2DT8116 1C4RJFJG2EC208969

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

1995 CHEVROLET G-SERIES MD 3GG3207 1GBHG31Y4SF228950 2005 SUBARU OUTBACK VA TJX7037 4S4BP86C354358578 2000 TOYOTA CAMRY JT2BG22K7Y0407803 MERCEDES-BENZ C320 MD 1CR2135 WDBRF64I54F454421 2004 2020 CHRYSLER VOYAGE 2C4RC1DG1LR258565 1B7GL22XXWS613106 DAKOTA MD 8CN5990 DODGE

ABANDONED TRAILER 2000 CHEVROLET GREAT DANE TRAILER WITH VIN# 1GRAA0622YB124111

LOCATION: 200 TOR BRYAN RD, FORT WASHINGTON, MD 20744



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

JF1VA1E64H9801680 2017 SUBARU WRX DC FL7995 SILVERADO DC CHEVROLET JR1171 2GCEC19T731229347 IL BD29652 **CAMRY**

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

CHEVROLET 2CNDL73F756095300 **EOUINOX** ALTIMA MD 8FL8965 1N4AL3AP9EC142268 123478N473876 4T1BG22K21U046241 1968 CHEVROLET CAMARO MD 9CK2458 2001 **CAMRY** TOYOTA NISSAN MAXIMA JN1CA31A3YT015740 TPT5233 3FTNW20S11MA61759 JTDKB20U357035910 2001 FORD F250 VA TOYOTA **PRIUS** 2005 INTERNATIONAL UC44361 1HTSCAAM7YH210635 4700 5DZBK0812YE000988 1FDAF56P27EB39088 ONYX FLYER TRAILER 2000 VA 4112ZU 2007 FORD F550 COROLLA TOYOTA 2T1BR32108C927896 JHMFA155X6S001458 531BT1118CP047209 2006 HONDA CIVIC STEHL TRAILER 2012 2006 TOYOTA 4RUNNER VA 91172R JTEBU14R068065299 YAMAHA AUDI JY4AH12Y35C016638 WAUFGAFC0GN071593 2005 YFM350 2016 A6 2019 TRAILER MT DXW822 7GCBF1118KN002568 2007 TOYOTA **PRIUS** JTDKB20U077647713

ABANDONED OUAD BIKE BLUE YAMAHA YFM350 QUAD BIKE WITH VIN# JY4AH12Y95C01274 LOCATION:



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

1GNFK16397J238808 4JGBF71E37A252190 2007 CHEVROLET SUBURBAN YUKON 8EB2237 MD GMC 2007 MERCEDES-BENZ GL450 TCH7247 4JGBF71E37A252190 1HGCG55442A046706 1D7HU18227S216777 2002 HONDA ACCORD 2007 DODGE RAM1500

(11-6)

(11-6)

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

LEGALS

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: 11/17/2025. Please contact the Revenue Authority of Prince George's County at: 301-

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

1995 CHEVROLET PTRUCK MD 7EW8589 1GBHP32K2S3321185

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

2017 GMC ACADIA WI WH2682D 1GKKNXLS7HZ28643 2015 FORD TAURUS VA TMW3479 1FAHP2H8XFG13325 2009 NISSAN ROGUE MD 6EW2248 JN8AS58T49W323377 2011 INFINITI G37X GA S1813678 JN1CV6AR7BM353492 2009 NISSAN MURANO VA TDD4568 JN8AZ18W99W15516 2011 GMC ACADIA VA TKG5916 1GKKVRED2BJ335594 2020 CHEVROLET EQUINOX VA TGN4220 2GNAXKEV8L622163 2012 AUDI Q7 VA TAW1633 WA1DGAFECD00799 2016 CHEVROLET MALIBU MD 6DT1857 TGIZE5ST6GF272047 2012 AUDI A6 VA UKP5063 WAUBGAFCXCN0319							
2017 GMC ACADIA WI WH2682D 1GKKNXLS7HZ28643 2015 FORD TAURUS VA TMW3479 1FAHP2H8XFG133259 2009 NISSAN ROGUE MD 6EW2248 JN8AS58T49W323377 2011 INFINITI G37X GA S1813678 JN1CV6AR7BM353499* 2009 NISSAN MURANO VA TDD4568 JN8AZ18W99W15516* 2011 GMC ACADIA VA TKG5916 1GKKVRED2BJ335594 2020 CHEVROLET EQUINOX VA TGN4220 2GNAXKEV8L622163* 2012 AUDI Q7 VA TAW1633 WA1DGAFECD0079* 2016 CHEVROLET MALIBU MD 6DT1857 TGIZE5ST6GF272047 2012 AUDI A6 VA UKP5063 WAUBGAFCXCN0319	200)7	MAZDA	CX9	VA	TLL8229	JM3TB38Y070118022
2015 FORD TAURUS VA TMW3479 1FAHP2H8XFG133259 2009 NISSAN ROGUE MD 6EW2248 JN8AS58T49W323377 2011 INFINITI G37X GA S1813678 JN1CV6AR7BM353499 2009 NISSAN MURANO VA TDD4568 JN8AZ18W99W155167 2011 GMC ACADIA VA TKG5916 1GKKVRED2BJ335594 2020 CHEVROLET EQUINOX VA TGN4220 2GNAXKEV8L6221639 2012 AUDI Q7 VA TAW1633 WA1DGAFE5CD0079 2016 CHEVROLET MALIBU MD 6DT1857 1G1ZE5ST6GF272047 2012 AUDI A6 VA UKP5063 WAUBGAFCXCN0319	201	13	VOLKSWAGEN	PASSAT	MD	5FA7916	WVWRP7AN9DE512998
2009 NISSAN ROGUE MD 6EW2248 JN8AS58T49W323377 2011 INFINITI G37X GA S1813678 JN1CV6AR7BM353493 2009 NISSAN MURANO VA TDD4568 JN8AZ18W99W155163 2011 GMC ACADIA VA TKG5916 1GKKVRED2BJ335554 2020 CHEVROLET EQUINOX VA TGN4220 2GNAXKEV8L622163 2012 AUDI Q7 VA TAW1633 WA1DGAFE5CD0079 2016 CHEVROLET MALIBU MD 6DT1857 1G1ZE5ST6GF272047 2012 AUDI A6 VA UKP5063 WAUBGAFCXCN0319	201	17	GMC	ACADIA	WI	WH2682D	1GKKNXLS7HZ286439
2011 INFINITI G37X GA \$1813678 JN1CV6AR7BM353493 2009 NISSAN MURANO VA TDD4568 JN8AZ18W99W155163 2011 GMC ACADIA VA TKG5916 1GKKVRED2BJ335594 2020 CHEVROLET EQUINOX VA TGN4220 2GNAXKEV8L622163 2012 AUDI Q7 VA TAW1633 WA1DGAFE5CD0079 2016 CHEVROLET MALIBU MD 6DT1857 1G1ZE5ST6GF272047 2012 AUDI A6 VA UKP5063 WAUBGAFCXCN0319	201	15	FORD	TAURUS	VA	TMW3479	1FAHP2H8XFG133259
2009 NISSAN MURANO VA TDD4568 JN8AZ18W99W155167 2011 GMC ACADIA VA TKG5916 1GKKVRED2BJ335594 2020 CHEVROLET EQUINOX VA TGN4220 2GNAXKEV8L622163 2012 AUDI Q7 VA TAW1633 WA1DGAFE5CD0079 2016 CHEVROLET MALIBU MD 6DT1857 1G1ZE5ST6GF272047 2012 AUDI A6 VA UKP5063 WAUBGAFCXCN0319	200)9	NISSAN	ROGUE	MD	6EW2248	JN8AS58T49W323377
2011 GMC ACADIA VA TKG5916 1GKKVRED2BJ335594 2020 CHEVROLET EQUINOX VA TGN4220 2GNAXKEV8L622163 2012 AUDI Q7 VA TAW1633 WA1DGAFE5CD00799 2016 CHEVROLET MALIBU MD 6DT1857 1G1ZE5ST6GF272047 2012 AUDI A6 VA UKP5063 WAUBGAFCXCN0319	201	11	INFINITI	G37X	GA	S1813678	JN1CV6AR7BM353493
2020 CHEVROLET EQUINOX VA TGN4220 2GNAXKEV8L622163 2012 AUDI Q7 VA TAW1633 WA1DGAFE5CD0079 2016 CHEVROLET MALIBU MD 6DT1857 1G1ZE5ST6GF272047 2012 AUDI A6 VA UKP5063 WAUBGAFCXCN0319	200)9	NISSAN	MURANO	VA	TDD4568	JN8AZ18W99W155167
2012 AUDI Q7 VA TAW1633 WA1DGAFE5CD00793 2016 CHEVROLET MALIBU MD 6DT1857 1G1ZE5ST6GF272047 2012 AUDI A6 VA UKP5063 WAUBGAFCXCN0319	201	11	GMC	ACADIA	VA	TKG5916	1GKKVRED2BJ335594
2016 CHEVROLET MALIBU MD 6DT1857 1G1ZE5ST6GF272047 2012 AUDI A6 VA UKP5063 WAUBGAFCXCN0319	202	20	CHEVROLET	EQUINOX	VA	TGN4220	2GNAXKEV8L6221638
2012 AUDI A6 VA UKP5063 WAUBGAFCXCN0319	201	12	AUDI	Q7	VA	TAW1633	WA1DGAFE5CD007975
	201	16	CHEVROLET	MALIBU	MD	6DT1857	1G1ZE5ST6GF272047
2009 INFINITI G37X VA IJAF4097 INKCV61F19M359110	201	12	AUDI	A6	VA	UKP5063	WAUBGAFCXCN031952
2007 11 11 11 11 2011 17 11 2011 1	200)9	INFINITI	G37X	VA	UAE4097	JNKCV61F19M359110

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