#### 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 therein identified as:

CERTAIN TAX-EXEMPT REAL PROPERTIES LOCATED GENER-ALLY 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 MARL-BORO ROAD AT OR NEAR THE INTERSECTION WITH THE CAPITAL BELTWAY, AND THE TRANSPORTATION OPERA-TIONS COMPLEX OF PRINCE GEORGE'S COUNTY, AND THE 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 PUB-LIC 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 property and the order to the immediate future pears to be sent taxable and thereby is not never in the immediate future pears 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 An-

# By Authority of:

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

<u>151052</u>

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

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**LEGALS** 

NOTICE TO CREDITORS OF

APPOINTMENT OF

FOREIGN PERSONAL

REPRESENTATIVE

NOTICE IS HEREBY GIVEN that the Superior Court of District of Co-

lumbia county, District of Columbia, appointed KELLI A MCEADDY, whose address is 5306 85th Ave, New Carrollton, MD 20784-3248, as the Personal Representative of the

Estate of Dorothy M Bell who died on December 12, 2022 domiciled in

District of Columbia, United States.

At the time of death, the decedent

# **LEGALS**

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

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

#### Estate No.: 136079 NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Alonzo Leo Macon, Jr. for judicial probate for the appointment of a personal rep-

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

151195

(11-13,11-20)

THE PRINCE GEORGE'S POST C a 11 3 0 1 - 6 2 7 - 0 9 0 0 Fax 301-627-6260

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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 delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claim within two months from the mailing or other delivery of the notice. Claims filed after that date or after a date extended by law will be barred.

KELLI A MCEADDY Foreign Personal Representative

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY UPPER MARLBORO, MD 20773

CERETA A. LEE

Estate No. 139133

151206 (11-13,11-20,11-27)

#### **LEGALS**

#### **NOTICE OF REPORT** OF SALE

Daniel C. Zickefoose, Esq., Assignee, Plaintiff

Consuelo Autorino and Dora Paragano Cueli

Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-25-002936

NOTICE is hereby given this 3rd day of November, 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, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 3rd 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 3rd day of December, 2025

The Report of Sale states the amount of the foreclosure sale to be \$ 55,637.38. The property sold herein is One 554,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOÎ 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 151149 (11-13.1) (11-13,11-20,11-27)

# THIS COULD BE **YOUR** AD! Call

301-627-0900 for a quote.

#### **NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., As-

Plaintiff

JOSEPH F. TRAMMELL Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-25-002943

NOTICE is hereby given this 3rd day of November, 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, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 3rd 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 3rd day of December, 2025.

The Report of Sale states the amount of the foreclosure sale to be \$ 85,427.31. The property sold herein is One 1,001,000/389,331,000 fractional fee simple undivided Designated Vacation Ownership Interbesignated VOI Units numbered 707, 722, 807, 822, 922, 1101, 1102, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121 and 1122 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Designated VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively,

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

True Copy—Test: Mahasin El Amin, Clerk (11-13,11-20,11-27)

# **NOTICE OF REPORT**

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

OF SALE

Barbara A. Silva Johnson and Francis R. Johnson Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-25-002939

NOTICE is hereby given this 3rd day of November, 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, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 3rd 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 3rd day of December, 2025

The Report of Sale states the amount of the foreclosure sale to be \$ 44,626.78. The property sold herein is One 339,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012 1014, 1016, 1018-1020, 1104, 1106 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the 'Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration"

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

True Copy—Test: Mahasin El Amin, Clerk 151150 (11-13,11-20,11-27)

#### **LEGALS**

#### NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., As-

Plaintiff

DANIEL VICE Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-25-002941

NOTICE is hereby given this 3rd day of November, 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, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 3rd 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 3rd day of December, 2025.

The Report of Sale states the amount of the foreclosure sale to be \$ 72,416.72. The property sold herein is One 769,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the 'Timeshare Project") as described in Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland "Land Records") in Liber 31006 folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

MAHASIN EL AMIN Clerk of the Circuit Court for

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

Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk

151151

#### NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., As-

Plaintiff

NELLIE FAYE WATTS Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-25-002942

NOTICE is hereby given this 3rd day of November, 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, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 3rd 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 3rd day of December, 2025.

The Report of Sale states the amount of the foreclosure sale to be \$ 41,110.41. The property sold herein is One 259,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk (11-13,11-20,11-27)

#### To Subscribe Call The Prince George's Post at 301-627-0900

# **LEGALS**

#### **NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., As-Plaintiff

Edward Meyers and Norma J. Meyers

Defendant(s) In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-25-004963

NOTICE is hereby given this 3rd day of November, 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, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 3rd 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 3rd day

of December, 2025. The Report of Sale states the amount of the foreclosure sale to be \$ 13,474.25. The property sold herein is One

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

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

True Copy—Test: Mahasin El Amin, Clerk (11-13,11-20,11-27) 151154 151155

# NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., As-Plaintiff

Christina A Heinzman and

Ronald L. Heinzman Defendant(s)

## In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-25-004966

NOTICE is hereby given this 3rd day of November, 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, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 3rd 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 3rd day of December, 2025.

The Report of Sale states the amount of the foreclosure sale to be \$ 23,229.48. The property sold herein is One 263,000 / 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627 701-706, 708-721, 723-727, 801-806 808-821, 823-827, 901-921, 923-927 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the 'Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration"). MAHASIN EL AMIN

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

True Copy—Test: Mahasin Él Amin, Clerk (11-13,11-20,11-27)

# **NOTICE OF REPORT** OF SALE

Daniel C. Zickefoose, Esq., As-Plaintiff

Debra A Babiec and

Daniel F. Babiec Defendant(s)

# In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-25-004967

NOTICE is hereby given this 3rd day of November, 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, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 3rd 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 3rd day of December, 2025.

The Report of Sale states the amount of the foreclosure sale to be \$ 26,768.77. The property sold herein is One 238,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building 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 Él Amin, Clerk

151156 (11-13,11-20,11-27)

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. ontrane to Duval Wing of carribouse com-MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

#### NOVEMBER 18, 2025 AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$21,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession

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

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

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

(10-30,11-6,11-13) <u>151016</u>

# 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 JOAN 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 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.

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 <u>151070</u> (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

#### 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 under-signed on or before the earlier of the following dates:

(1) Six months from the date of the decedent's death, except if the 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) 151071

#### **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

> 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

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

Estate No. 138304 (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 will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 22nd day of 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.

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 151073 (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 include the proper with the court of the court of the court of the courthouse complex. plex--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**

Janelle Ryan-Colbert, Esq.

3060 Mitchellville Road, #218

Bowie, MD 20716

301-576-6200

NOTICE OF APPOINTMENT

**NOTICE TO CREDITORS** 

NOTICE TO UNKNOWN HEIRS

Notice is given that Fabrian T.

Echols, whose address is 906 South-

echois, 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 ob-

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file

their objections with the Register of

Wills on or before the 20th day of

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

(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

February, 2026.

decedent's death; or

TO ALL PERSONS INTERESTED

RANDALL EDWIN ECHOLS

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 IN THE ESTATE OF 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 representative 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 representative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following dates:

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

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

> ANGELA JENNINGS-BARKLEY Personal Representative

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

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

Estate No. 139041

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

FABRIAN T. ECHOLS

the Register of Wills.

UPPER MARLBORO, MD 20773-1729

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

# PRINCE GEORGE'S POST EARLY DEADLINE

**Publication Date** 

Deadline

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

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

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

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

ATTEST:

Donna J. Brown Clerk of the Council

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-**<u>DEXING</u>** 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-MAL CONTROL 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 pur-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 penalties; and generally regarding public and neighborhood nuisances. and generally regarding public and neighborhood nuisances.

#### **COUNCIL RESOLUTIONS:**

CR-094-2025 (DR-2) A RESOLUTION CONCERNING USE AND OC-CUPANCY - NO CONSTRUCTION, NEW TENANT OR OWNER CHANGE - COMMERCIAL PERMIT FEE AND USE AND OCCU-<u>PANCY - NO CONSTRUCTION, NEW OWNER WITH EXISTING TEN-</u> ANT - 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; requiring a certain use and occupancy commercial permit fee to be paid by the new owner, on behalf of the existing tenant when there is a change in ownership, only, 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 AP-PROVALS for the purpose of approving various multiyear contracts for the Office of Information Technology.

R-129-2025 A RESOLUTION CONCERNING CONTRACT AP-PROVALS 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-

CR-130-2025 (DR-2) A RESOLUTION CONCERNING MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION 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; and directing the restoration of low-priority project funding to the Administration Fund to ensure the immediate and long-term stability of critical operations and pro-

CR-132-2025 A RESOLUTION CONCERNING PRINCE GEORGE'S <u>COUNTY ENTERPRISE ZONE</u> 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: <a href="https://pgccouncil.us/Speak">https://pgccouncil.us/Speak</a>. For those unable to use the portal, comments/written correspondence may be emailed to: <a href="mailto:onlinesignup@co.pg.md.us">onlinesignup@co.pg.md.us</a> 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

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

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

ATTEST:

151142

Donna J. Brown

Clerk of the Council

(11-6,11-13)



# **BOWIE POLICE DEPARTMENT**

FOR IMMEDIATE RELEASE

November 5, 2025 Contact: Andre Jones 240-544-5700

Effective November 19, 2025, the City of Bowie will be updating its fine structure for speed camera violations to align with the recently enacted Maryland State Law. The Maryland General Assembly enacted HB 182 (2025), which became effective on October 1, 2025. This legislation amended the Maryland Transportation Code, TR § 21-809, establishing a tiered system of fines (refer to below). The initial tier, encompassing violations 12 to 15 MPH over the speed limit, will continue to be fined at \$40.00, consistent with the area law charge ements. the pre-law change amount.

The Bowie City Council has formalized this legislation through the passage of Ordinance O-12-25, which amends City Code, Chapter 14, "Motor Vehicles and Traffic," Article III, §14-17b. The revised fine schedule is scheduled to take effect for violations occurring on or after November 19, 2025. The specific tiers are detailed below.

(a) If the citation states that the driver of the motor vehicle exceeded the speed limit by between 12 and 15 miles per hour, inclusive, \$40 (b) If the citation states that the driver of the motor vehicle exceeded the speed limit by between 16 and 19 miles per hour, inclusive, \$70. (c) If the citation states that the driver of the motor vehicle exceeded the speed limit by between 20 and 29 miles per hour, inclusive, \$120. (d) If the citation states that the driver of the motor vehicle exceeded the speed limit by between 30 and 39 miles per hour, inclusive, \$230; and (e) If the citation states that the driver of the motor vehicle exceeded the speed limit by 40 miles per hour or more, \$425.

All other speed camera laws and ordinances remain in effect.

(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: RAYMOND WATTS Estate No.: 137299

> 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 represen-

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 151065

(11-6.11-13)

the Office of the Register of Wills. REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY CERETA A. LEE P.O. Box 1729

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

You are hereby notified that a pe-

tition 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,

This hearing may be transferred or

postponed to a subsequent time. Further information may be ob-

tained by reviewing the estate file in

above estate:

2025 at 10:30 A.M.

UPPER MARLBORO, MD 20773-1729 PHONE: (301) 952-3250

151067 (11-6.11-13)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF ANTONIO LEWIS ABNEY SR

Notice is given that Anjanette M Higgs, whose address is 16107 Mc-Connell Dr, Upper Marlboro, MD 20772-3280, was on November 3, 2025 appointed personal representative of the small estate of Antonio Lewis Abney Sr who died on November 25, 2024 with a will.

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

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

ANJANETTE M HIGGS Personal Representative

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

Estate No. 137192 <u>151168</u> (11-13)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF HAROLD W RUSTEN

Notice is given that Harolena T Lowder, whose address is 5712 Sheridan St, Riverdale, MD 20737, was on November 5, 2025 appointed personal representative of the small estate of Harold W Rusten who died on September 10, 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.

sted 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.

> HAROLENA T LOWDER Personal Representative

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

UPPER MARLBORO, MD 20773-1729 Estate No. 139198

151170 (11-13)

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

P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of: HILDA FAY MACON Estate No.: 136079

#### NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Alonzo Leo Macon, Jr. for judicial probate for the appointment of a personal representative.

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

IN THE ESTATE OF JAMES DANIEL CHUMLEY

Notice is given that Terri J Hicks, whose address is 1009 Wilmette Dr, Oxon Hill, MD 20745-2147, was on November 5, 2025 appointed personal representative of the small estate of James Daniel Chumley who died on September 12, 2025with a

**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.

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 dècedent'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.

> TERRI J HICKS Personal Representative

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

Estate No. 139192

<u>151169</u> (11-13)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF MAGDALINE P. THAMES

Notice is given that Joy A Johnson, whose address is 2423 Fairhill Dr, Suitland, MD 20746-2303, was on June 9, 2025 appointed personal representative of the small estate of Magdaline P. Thames who died on February 24, 2025 with a will.

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

All 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.

> JOY A JOHNSON Personal Representative

CERETA A. LEE

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

Estate No. 137336

<u>151171</u> (11-13)

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

P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of: HILDA FAY MACON Estate No.: 136079

#### NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Martha Brumfield 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 JPPER MARLBORO, MD 20773-1729

PHONE: (301) 952-3250

**LEGALS** 

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 21032.

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 delivery 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)

> Erica T. Davis 1401 Rockville Pike Ste. 650 Rockville, MD 20852

#### NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

301-738-7685

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 presentative of the estate of CARL L. DASH who died on May 22, 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-

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 under-signed on or before the earlier of the following dates:

(1) Six months from the date of the dècédent'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)

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

Upper Marlboro, Maryland 20773 In The Estate Of: ARCHIE W. PAIGE, SR. Estate No.: 137207

#### NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Derek K. Paige, Sr. for judicial probate of the copy of the will dated July 19, 2021, and for the appointment of a personal representative.

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

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 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

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

to the undersigned personal representative or file it with the Register

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

151077

Estate No. 121115 (11-6,11-13,11-20)

#### NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LATRISHA D CHAPPIN

Notice is given that Rodney 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 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 person 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.

RODNEY CHAPPIN Personal Representative

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

Estate No. 138859 (10-30,11-6,11-13) <u>151036</u>

The

Prince George's Post

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# **LEGALS**

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

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

Notice is given that Carmen Chismar, whose address is 8601 Cunningham 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 representative or the attorney.

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

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

CARMEN CHISMAR Personal Representative

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

Estate No. 137215 (11-6,11-13,11-20) 151074

#### **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,

7905 Hastings Lane

Clinton, MD 20735

Plaintiffs George L. Wheeler Jr., a/k/a George Larry Wheeler Jr

Defendant

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

Case No. C-16-CV-25-003737 Notice is hereby given this 22nd by the Circuit lav of October, 20 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 circulation 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

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)

# **NOTICE**

Lane, Clinton, MD 20735.

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.

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

The Report of Sale states the

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)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF SHIRLEY ANN WITT

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

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

claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 15th day of April, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 15th day of April, 2026. Any person having a claim against the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register

of Wills with a copy to the under-signed on or before the earlier of the following dates: (1) Six months from the date of the

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

ANDRE WITT

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

UPPER MARLBORO, MD 20773-1729 Estate No. 138093 (10-30,11-6,11-13)

**NOTICE** MARK H. WITTSTADT COLE LUTHY

Substitute Trustees 1966 Greenspring Dr, Ste LL2 Timonium, Maryland 21093

151034

Brandon K Ford

Gena T Ford 14905 Dahlia Dr

Bowie, Maryland 20721 Defendants In the Circuit Court for Prince George's County, Maryland

CASE # C-16-CV-25-001766 ORDERED, by the Circuit Court of Prince George's County this 24th day of October, 2025, that the fore-closure sale of the real property known as 14905 Dahlia Dr, Bowie, Maryland 20721, being the property mentioned in these proceedings, made and reported by Mark H. Wittstadt and Cole Luthy, Substitute Trustees, be RATIFIED AND CON-FIRMED, unless cause to the 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, 2025. The Report states the amount of

the Foreclosure Sale to be \$790,000.00. MAHASIN EL AMIN Clerk of the Circuit Court for

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

Mahasin El Amin, Clerk (10-30,11-6,11-13)<u>151047</u>

**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** 

Upper Marlboro, MD 20772 Defendant In the Circuit Court for Prince George's County, Maryland

v.

Brian R. Brown

5005 Ashford Drive

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 December, 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)

151195

(11-13.11-20)

151196

(11-13,11-20)

151197

(11-13,11-20)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF SHERYL DEETTE YOUNG

Notice is given that Rodney Junior Young, whose address is 6001 Church Drive, Brandywine, MD 20613-9364, was on November 5, 2025 appointed personal representative of the small estate of Sheryl Deette Young, who died on September 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 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.

RODNEY JUNIOR YOUNG Personal Representative

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

Estate No. 139201 <u>151176</u> (11-13)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **SAMUEL PANNELL** 

Notice is given that Beverly Pannell, whose address is 805 Rachel Ct, Hyattsville, MD 20785, was on October 30, 2025 appointed personal representative of the small estate of Samuel Pannell, who died on June

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.

BEVERLY PANNELL Personal Representative

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

Estate No. 139125 (11-13)

151177



#### 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) LESLIE D HENDERSON

IN THE ESTATE OF

Notice is given that Robert Henderson, whose address is 4806 Deer Lakes Rd, Fayetteville, NC 28311-

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

0871, was on October 15, 2025 appointed Personal Representative of the estate of LESLIE D HENDER-SON, who died on September 29, 2025 without a will

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal 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 P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

Estate No. 138814

151038 (10-30,11-6,11-13)

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:

(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.

ROY M MANLEY II Personal Representative

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

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

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

# **LEGALS**

#### 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 Marlboro, 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.

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

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

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the

15th day of April, 2026. Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

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

> JAQUELINE FORSYTHE Personal Representative

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

Estate No. 138711

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

## **LEGALS** NOTICE OF APPOINTMENT

Anthony R. Kratz, Esq. Lewicky, O'Connor, Hunt & Meiser 8110 Maple Lawn Blvd., Suite 160 Fulton, MD 20759 410-489-1996

#### NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF KATJA POTTSCHMIDT

Notice is given that Anthony R. Kratz, Esq., whose address is 8110 Maple Lawn Blvd., Suite 160, Fulton, MD 20759, was on October 31, 2025 appointed Personal Representa-tive of the estate of KATJA tive of the estate of KATJA POTTSCHMIDT who died on June 17, 2025 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 30th day of 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.

ANTHONY R. KRATZ, ESQ. Personal Representative

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

Estate No. 138013

<u>151184</u> (11-13,11-20,11-27)

#### 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 Representaof 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 objec-tions 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 representative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following date: 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

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

UPPER MARLBORO, MD 20773-1729 Estate No. 138944

<u>151076</u> (11-6,11-13,11-20)

# **LEGALS**

Wilbert Baccus 11807 Lisborough Road Bowie, MD 20720 301-805-9315

#### NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **OUEEN E BEARDS AKA: Q E BEARDS** 

Notice is given that Marcia Lenora Johnson, whose address is 1709 East West Hwy, Hyattsville, MD 20783-3030, was on October 29, 2025 appointed Personal Representative of the estate of QUEEN E BEARDS who died on July 15, 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 objec-

tion with the Register of Wills on or before the 29th 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

29th 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.

MARCIA LENORA JOHNSON Personal Representative

CERETA A. LEE Register Of  $\bar{W}$ ILLS For PRINCE GEORGE'S COUNTY UPPER MARLBORO, MD 20773-1729

Estate No. 138977 (11-13,11-20,11-27) 151186

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.

# ENTERTAINMENT

t/a Live K Karaoke National Harbor, Chris Zhu, Member Man-ager/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 Entertainment Permit.

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 CERETA A. LEE UPPER MARLBORO, MD 20773-1729 PHONE: (301) 952-3250

151068 (11-6,11-13)

Janelle Ryan Colbert, Esq. 3060 Mitchellville Road, Suite 218 Bowie, MD 20716

301-576-6200

#### NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF BERLINDA ALBERTA MENEFEE **HUGHES** 

Notice is given that Pamela Osie Humphrey, whose address is 6209 Silver Lakes Dr. W, Lakeland, FL 33810, was on August 20, 2025 appointed Personal Representative of the estate of BERLINDA ALBERTA MENEFEE HUGHES, who died on April 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 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 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.

PAMELA OSIE HUMPHREY Personal Representative

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

> Estate No. 138299 (11-13,11-20,11-27)

# **LEGALS**

#### **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,

Rudolph Jones

<u>151187</u>

AND Rudolph Jones, Personal Representative for the Estate of Daphne Jones

9614 Baldhill Road Bowie, MD 20721

Defendants

Plaintiffs

#### 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 December, 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

151097

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

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

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 petition 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.

PRINCE GEORGE'S COUNTY CERETA A. LEE P.O. Box 1729 Upper Marlboro, MD 20773-1729 Phone: (301) 952-3250

REGISTER OF WILLS FOR

151069 (11-6,11-13)

# PRINCE GEORGE'S POST EARLY DEADLINE

# **Publication Date**

Deadline

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**

5548 KAREN ELAINE DRIVE, UNIT 1432 **NEW CARROLLTON, MD 20784** 

By authority contained in a Deed of Trust dated October 17, 2003 and recorded in Liber 19007, Folio 708, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$52,000.00, and an interest rate of 4.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex-If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

#### DECEMBER 2, 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 \$5,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not other wise 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 proportic. 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. without interest

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

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

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

# 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

10:30 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 hearing:

Appointment of the following individual to the Prince George's County Planning Board:

Dr. Billy Okoye

Appointment Replacing: Dorothy F. Bailey Term Expiration: 06/15/2027

To register to speak or submit comments or written testimony please use the Council's eComment portal at: <a href="https://pgccouncil.us/Speak">https://pgccouncil.us/Speak</a>. For those unable to use the portal, comments/written correspondence may be emailed to: <a href="mailto:onlinesignup@co.pg.md.us">onlinesignup@co.pg.md.us</a> 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: <a href="https://pgccouncil.us/LIVE">https://pgccouncil.us/LIVE</a>.

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

ATTEST:

Donna J. Brown Clerk of the Council

# \*\*POSTPONED\*\*

# POLICE ACCOUNTABILITY BOARD

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, **MARYLAND** 

# **Informational Meeting/Listening Session**

Notice is hereby given that the County Council of Prince George's County, Maryland, Police Accountability Board informational meeting/listening session has been postponed:

> \*\*POSTPONED\*\* MONDAY, NOVEMBER 17, 2025 10:30 A.M. **COUNCIL HEARING ROOM** WAYNE K. CURRY ADMINISTRATION BUILDING 1301 MCCORMICK DRIVE LARGO, MARYLAND https://pgccouncil.us/LIVE

Calendar and scheduling information can be found at https://pgccouncil.us/LZIS. For questions or additional information, please feel free to contact the office of the Clerk of the Council at 301-952-3600 or at onlinesignup@co.pg.md.us.

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

> > (11-13)

ATTEST: Donna J. Brown

151208

Clerk of the Council

#### **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**

**6104 GREENVALE PARKWAY** RIVERDALE, MD 20737

By authority contained in a Deed of Trust dated October 16, 2007 and recorded in Liber 28823, Folio 162, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$265,500.07, and an interest rate of 3.625%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 2072 [front following St. patrons to Durch Wilson, Opposite the New Prince of Prince County 14735 Main St., Upper Marlboro, and December 16 Main St., Prince of Prince County 14735 Main St., Upper Marlboro, and December 16 Main St., Prince of Prince County 14735 Main St., Upper Marlboro, and December 16 Main St., Prince of Prince County 14735 Main St., Upper Marlboro, and December 16 Main St., Upper Marlbo 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

#### DECEMBER 2, 2025 AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$25,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise districted by retification of the sale are payable by previous with wise 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

151159 (11-13,11-20,11-27)

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: 11/24/2025.

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

2010	NISSAN	SENTRA	MD	4FL3934	3N1AB6AP3AL722468
2009	BMW	328I	MD	9GB4584	WBAPK73569A457117
1998	FORD	F-150			2FTZX18W5WCA19646
2004	FORD	F-250	VA	SZA8759	1FTNF20L64EB80197
2002	FORD	<b>EXPLORER</b>			1FMZU73K72UD47348
2021	RV	LANCE	MD	312123X	56YTT1929ML330321
1996	LEXUS	ES300	MD	3ET1386	JT8BF12G9T0141515
2003	HONDA	ACCORD	VA	WXS8863	JHMCM56303C003935
2002	CHEVROLET	Z71 AVALA	NCHE		3GNEK13T72G268299
2012	BUICK	ENCLAVE	MD	6GG3967	5GAKVCED6CJ269420
2021	TOYOTA	CAMRY	VA	74871T	4T1K61AK4MU560658
2006	INFINITI	G35			JNKCV51F96M600711
2004	TOYOTA	TUNDRA	MD	8CS7137	5TBDT44124S448674
2003	HUMMER	H2	MD	3FE6245	5GRGN23U43H106627
2001	HONDA	ACCORD			1HGCF86611A132963
1994	DODGE	RAM VAN	MD	1AR0212	1B7MF36W8RS692703
2010	TOYOTA	COROLLA			2T1BU4EE2AC267155

#### ABANDONED TRAILER AND BOAT WHITE BOAT ON TOP AND BLEW ON THE BOTTOM. WITH THE LETTERS FOUR WINNS ON THE BOAT AND VENTURE ON THE TRAILER.

BOAT ID MD 7658 AU PERMITS EXP 7/2022. DEBRIS INSIDE THE BOAT. LOCATION: 7798 POLK ST, HYATTSVILLE, MD 20785



## CHARLEY'S CRANE SERVICE 8913 OLD ARDMORE RD LANDOVER, MD 207850

1999 HONDA 2005 CADILLAC 2004 FORD

ODYSSEY FL RTYE79 DEVILLE EXPLORER

2HKRL1850XH501424 1G6KD54Y45U182069 1FMZU72K04UB02038

J&L TOWING AND RECOVERY 8225 GREY EAGLE DRIVE UPPER MARLBORO, MD 20772

DC GK6223 1N6BA07C88N303223 2008 NISSAN TITAN

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

2005 MERCURY. MOUNTAINEER VA VKU7667 4M2ZU86K35UJ06309

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

ENCLAVE 5GAEV237X8J219180 2008 BUIK 2010 VOLKSWAGEN ROUTAN MD 5FA1101 2V4RW3D14AR325211

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

2004 FORD 1FTZR45E24TA12163 RANGLER 1CT7139 JM3KE2CY9E0385404 1GKFK13529R123684 2014 MAZDA MD 2009 GMC YUKON VA TGR6471

#### **LEGALS**

1989 DODGE RAM VAN MD 4AB3088 2B6JB31Z0KK374367

> PAST & PRESENT TOWING & RECOVERY INC 7810 ACADEMY LANE LAUREL, MD 20707

1990 CHEVROLET 1GBEG25KXL7165769 MD 40742Z LAKELAND MD 234295G AC151348MD 1968 TRAILER

<u>151210</u> (11-13)

#### **LEGALS**

The following vehicle(s) have been taken into custody by the Revenue Authority of Prince George's County for violation of County Ordinance prohibiting unauthorized parking within the County of Prince George's

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

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

You must reclaim these vehicles by: 11/25/2025.

<u>151211</u>

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

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

	2007	LEXUS	GS	MD	1FR0502	JTHCE965470011703
	2015	FORD	ECOLINE			1FDWE3FLXFDA35317
	2023	VOLKSWAGEN	JETTA	MD	6FP3895	3VWBM7BU2PM019658
	2005	HONDA	ACCORD	VA	TWE4209	1HGCM56735A142977
	2009	VOLSWAGEN	RABBIT	VA	TRS3809	WVWDA71K39W126936
	2005	TOYOTA	SOLARA	VA	UHJ5449	4T1FA38P15U039380
	2006	JEEP	GRAND	VA	TUT8448	1J4HR48NX6C118655
CHEROKEE						

(11-13)

COHN, GOLDBERG & DEUTSCH, LLC 1099 WINTERSON ROAD SUITE 301 LINTHICUM HEIGHTS, MD 21090

#### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

www.cgd-law.com/sales

#### 8001 POWHATAN STREET **HYATTSVILLE, MD 20784**

By authority contained in a Deed of Trust dated May 22, 2003 and recorded in Liber 17696, Folio 693, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$90,000.00, and an interest rate of 8.375%, 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],

#### DECEMBER 2, 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 \$6,000.00 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 cottlement, shall be borne by purchaser. settlement, shall be borne by purch Purchaser shall be responsible for obtaining physical possession of the

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 equipped the sale should be pull and mines 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

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

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

<u>151160</u> (11-13,11-20,11-27)

# **NOTICE**

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

Anthony D Sutton 2803 Wood Hollow Place

Fort Washington, MD 20744 Defendant 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 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 \$174,173.82. The property sold herein is known as 2803 Wood Hollow Place, Fort Washington, MD

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)

# **NOTICE**

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

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 Él Amin, Clerk 151101 (11-6,11-13,11-20)

#### 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

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

151012

Daniel C. Zickefoose, Trustee 151011

#### **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

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

151013

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

#### ORDER OF PUBLICATION

Greymorr MD LLC c/o Steven Harding PO Box 31700 Omaha, NE 68131

Plaintiff.

James R Mora

Mary Beth Bora

Defendants

6006 44TH AVE, HYATTSVILLE, MD 20781

... 1

Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

.

Any and all persons having or claiming to have any interest in the property and premises situate, lying and being in the County of Prince George's described on the Tax Rolls of Prince George's County Collector of State and County Taxes for said County known as:

6006 44TH AVE, HYATTSVILLE, MD 20781, District 16, described as follows:

7,500.0000 Sq.Ft. & Imps. Md Real Estate Tit Lot 25 Assmt \$361,500 Lib 09166 Fl 623

and assessed to MORA JAMES R & MARY B.

In the Circuit Court for Prince George's County, Maryland Case No: C-16-CV-25-006294

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

6006 44TH AVE, HYATTSVILLE, MD 20781, District 16, described as follows:

Lot numbered twenty-five (25) in a subdivison known as Maryland Real Estate Title and Investment Company's Addition to Hyattsville, as per plat thereof recorded in liber 21 folio 540, re-recorded in plat book A folio 37, one of the land records of said state and county. Being the same land acquired by William F. Snider and Geraldine Snider, his wife, as tenant by the entirety, by deed recorded in Liber 2423, folio 474, the said William F. Snider having departed this life on December 26. 1970.

and assessed to MORA JAMES R & MARY B

(the "Property").

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

It is thereupon this 10th day of November, 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 general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 6th day of January, 2026, and redeem the Property 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 title to the Property free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 151215 (11-13,11-20,11-27) NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF WILLIAM LEE ROBERTSON

Notice is given that Patricia L.R. Chapin, whose address is 2859 Dragon Fly Way, Odenton, MD 21113-6011, was on September 18, 2025 appointed Personal Representative of the estate of WILLIAM LEE ROBERTSON who died on July 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 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 18th day of March, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 18th day of March, 2026.

Any person having a claim against

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

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

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

PATRICIA L.R. CHAPIN Personal Representative

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

> Estate No. 138600 (11-13,11-20,11-27)

151207

#### NOTICE

JEREMY K. FISHMAN, et al.

Substitute Trustees

ESTATE OF MONICA GOODWINE AKA MONICA PALMER-GOOD-WINE, PERSONAL REPRESENTA-TIVE JAMES SPELLER

8406 Cinema Court Clinton, Maryland 20735-2281

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

Civil Action No. C-16-CV-24-006146

Notice is hereby given this 7th day of November, 2025, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 8406 Cinema Court, Clinton, Maryland 20735-2281, made and represented by Jeremy K. Fishman and Erica T. Davis, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 8th day of December, 2025, next, provided a copy of this NO-TICE be inserted in some newspaper published in said County once in each of three successive weeks before the 8th day of December, 2025, next.

The Report of Sale states the amount of the sale to be Three Hundred Fifty Six Thousand Dollars (\$356,000.00).

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

True Copy—Test: Mahasin El Amin, Clerk

51213 (11-13,11-20,11-27)

# LEGALS

CITY OF SEAT PLEASANT SPECIAL ELECTION

Notice to fill Vacancy-Council member.

In accordance with the City of Seat Pleasant City Charter:

§ C-302 Qualifications of Councilpersons.

Councilpersons shall have resided in the City for at least one year immediately preceding their election and shall have been qualified registered voters of the City for one (1) year. Councilpersons shall maintain a permanent residence in the City during their term of office. The minimum age for City Councilpersons shall be twenty-five years of age.

The City of Seat Pleasant has a vacancy for Ward II Councilmember. Any resident that meets the above criteria and desires to be a candidate for the councilmember position shall submit the candidate certificate, financial disclosure statement form, and the registered voter petitions, which shall include the names and signatures of at least twenty (20) registered voters in Ward II of the City of Seat Pleasant to the Office of the City Clerk by 5:00p.m., Monday, December 1, 2025. There will be NO EXCEPTIONS!

You may submit your candidate certificate, financial disclosure statement and petition electronically to <u>dball@seatpleasantmd.gov</u> or in person at **Seat Pleasant City Hall:** 

6301 Addison Rd. Seat Pleasant, MD 20743

151214 (11-13,11-20)

Serving
Prince George's
County Since 1932

# The Prince

# George's Post

# Newspaper

\* \* \* \*

Call

(301) 627-0900

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Fax

(301) 627-6260

#### NOTICE OF REPORT OF SALE

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

Plaintiff

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 of December, 2025.

The Report of Sale states the 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 ne 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

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

Declaration").

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

# **LEGALS**

CAPITAL COVE AT NATIONAL PROPERTY OWNER'S ASSOCIA-

**NOTICE OF REPORT** 

OF SALE

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

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

True Copy—Test:

Mahasin Él Amin, Clerk

#### **NOTICE OF REPORT** OF SALE

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

Plaintiff

RALPH KOCH AND **GINA ZEILER** 

Defendant(s)

#### In the Circuit Court for 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 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)

# **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** OF SALE OF SALE

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

Plaintiff

KERRY ROTHSCHILD AND

JEANETTE ROTHSCHILD

#### Defendant(s) 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 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 \$\$6,772.08. The property sold herein is One 1,154,000/389,331,000 fractional fee simple undivided Designated Vacation Ownership Interest (the "Designated VOI") in the 18 Designated VOI Units numbered 707, 722, 807, 822, 922, 1101, 1102, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121 and 1122 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Designated VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium' dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George' 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 151109 (11-6.1) (11-6,11-13,11-20)

**LEGALS** 

# True Copy—Test:

# NOTICE OF REPORT

Plaintiff

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

EVA C. ABRENICA AND LEMUEL **ABRENICA** Defendant(s)

### 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. 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 \$\$1,495.95. 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 151112 (11-6,11-13,11-20)

# NOTICE OF REPORT

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

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

Mahasin Él Amin, Clerk (11-6,11-13,11-20)

**LEGALS** 

#### **NOTICE OF REPORT** OF SALE

CAPITAL COVE AT NATIONAL

TION, INC.

PROPERTY OWNER'S ASSOCIA-

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

True Copy—Test: Mahasin Él Amin, Clerk

151128 (11-6,11-13,11-20)

#### **NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff

Brandon J. Coleman and

Charlii D. Boddie Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-25-002888

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, Assignee, 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 \$ 74,360.53. The property sold herein is One 608,00/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare

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

Declaration")

True Copy—Test: Mahasin El Amin, Clerk (11-13,11-20,11-27)

# **LEGALS**

# **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 151130 (11-6,11-13,11-20)

#### **NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

Jennifer L. Wright

Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-25-002889

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, Assignee, 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 \$ 57,797.99. The property sold herein is One 321,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOÎ 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 151137 (11-13,1 (11-13,11-20,11-27)

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

# **LEGALS**

#### **NOTICE OF REPORT** OF SALE

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

Alexander Montague and Deneil R. Montague Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-25-002897

NOTICE is hereby given this 3rd day of November, 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, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 3rd 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 3rd day of December, 2025.

The Report of Sale states the amount of the foreclosure sale to be \$ 21,708.84. The property sold herein is One 105,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at 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 151138 (11-13,11-20,11-27)

#### LEGALS

NOTICE OF APPOINTMENT

**NOTICE TO CREDITORS** 

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

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,

Further information can be ob-

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

by contacting the personal represen-

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 16th day of

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

(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.

MARTIN OLIVERIO

PRINCE GEORGE'S COUNTY

CERETA A. LEE REGISTER OF WILLS FOR

P.O. Box 1729

151081

Personal Representative

UPPER MARLBORO, MD 20773-1729

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Shana Jeffer-

son, whose address is 1002 Buxton

Cir, Magnolia, DE 19962-2169, was

on October 24, 2025 appointed Per-

sonal Representative of the estate of

OTELIA BARNES, who died on Oc-

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 objec-

tions with the Register of Wills on or

All persons having any objection

before the 24th day of April, 2026.

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

(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

decedent's death; or

the Register of Wills.

CERETA A. LEE

P.O. Box 1729

SHANA JEFFERSON

Personal Representative

tober 8, 2022 without a will.

IN THE ESTATE OF

**OTELIA BARNES** 

Estate No. 135211

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

WOODROW HARRISON

IN THE ESTATE OF

2024 without a will.

tative or the attorney.

the following dates:

decedent's death; or

April, 2026.

#### 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 representative or the attorney.

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

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 NOTICE TO UNKNOWN HEIRS

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

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 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.

PAULA H BEST Personal Representative

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

<u>151086</u>

UPPER MARLBORO, MD 20773-1729

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>

REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY

#### 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,

# 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

#### **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

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

ANTHONY DEVEAUX CHISOLM

Notice is given that Darryn 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,

Further information can be ob-

tained by reviewing the estate file in

the office of the Register of Wills or

by contacting the personal represen-

All interested persons or unpaid

claimants having any objection to the appointment of the personal representative shall file their objec-

tions with the Register of Wills on or before the 23rd day of April, 2026.

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 under-signed, on or before the earlier of

(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

All persons having any objection

IN THE ESTATE OF

2025 without a will.

tative or the attorney.

23rd day of April, 2026.

the following dates:

decedent's death; or

(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 Personal 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 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 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.

JAN BROWN JR Personal Representative

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

Estate No. 138946

151212

151085 (11-6,11-13,11-20) CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

DARRYN CHISOLM

Personal Representative

the Register of Wills.

P.O. Box 1729

Upper Marlboro, MD 20773-1729

Estate No. 138999 151088 (11-6,11-13,11-20)

# LEGALS

#### NOTICE OF INTENT TO DISPOSE OF **IMPOUNDED VEHICLES**

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

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

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

To reclaim your vehicle, please call (202) 923-5576 or (301) 420-4012. The following vehicles are located at 1309 Ritchie Road Capitol

Heights, MD 20743 or 14610 B Old Gunpowder Road, Laurel, MD 20707

<u>YEAR</u>	<u>MAKE</u>	MODEL	<u>VIN</u>
2011	Hyundai	Sonata	5NPEC4AC0BH010563
2019	Lexus	NX300	JTJYARBZ8K2158154
2003	Mercury	Mountaineer	4M2ZU86K83UJ21501
2016	Chevrolet	Cruze	1G1BE5SM9G7298940
2000	BMW	3-Series	WBAAM3345YFP72055
2019	Infiniti	Q50	JN1EV7AR9KM553483
2011	Chevrolet	Impala	2G1WF5EKXB1152125
2013	Audi	Q7	WA1LGAFE5DD012395
2006	Audi	Ã6	WAUDH74F76N152318
2001	Nissan	Altima	1N4DL01D91C110609
2022	Toyota	Corolla	7MUEAABG5NV015252
2017	Volkswagen	Passat	1VWBT7A36HC026935
2021	Lexus	IS350	JTHGZ1E20M5020602

(11-13)

#### **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)

# NOTICE OF REPORT

**LEGALS** 

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 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 \$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-

TION, INC.

Plaintiff

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**

#### **NOTICE OF REPORT OF SALE**

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

Plaintiff

PARADISE POINTS I, LLC, a Wyoming Limited Liability Company

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 VOÎ 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

Defendant(s)

HURLEY R MCNEIL

## 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 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 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

Mahasin Él Amin, Clerk

True Copy—Test: 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) 151125

# **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. 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 \$\$2,719.91. 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 Él Amin, Clerk 151133 (11-6,11-13,11-20)

#### **NOTICE OF REPORT OF SALE**

CAPITAL COVE AT NATIONAL PROPERTY OWNER'S ASSOCIA-

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 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

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 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 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

True Copy—Test: Mahasin El Amin, Clerk 151134 (11-6,11-13,11-20)

# **NOTICE OF REPORT**

**LEGALS** 

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

Plaintiff

**OF SALE** 

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

# **NOTICE OF REPORT**

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

JOSIAH A. SCHUMANN AND PETER A. SCHUMANN

Defendant(s)

Plaintiff

#### 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

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

True Copy—Test:

151135

Mahasin Él Amin, Clerk

#### **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 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 \$\$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) a quote. **NOTICE OF REPORT OF SALE**

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

Plaintiff

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

Defendant(s)

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

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 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**

#### NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., As-Plaintiff

Richard A. King III Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-25-002907

NOTICE is hereby given this 3rd day of November, 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 G Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 3rd 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 3rd day of December, 2025.

The Report of Sale states the amount of the foreclosure sale to be \$ 69,125.39. The property sold herein is One 1,010,000/389,331,000 fractional fee simple undivided Designated Vacation Ownership Interest (the "Designated VOI") in the 18 Designated VOI Units numbered 707, 722, 807, 822, 922, 1101, 1102, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121 and 1122 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Designated VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium' dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George' 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 (11-13,11-20,11-27) 151139

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

#### **NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

Adam Frederick and Ann M. Frederick

Defendant(s) In the Circuit Court for

#### Prince George's County, Maryland Civil Case No. C-16-CV-25-002906

NOTICE is hereby given this 3rd day of November, 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, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 3rd 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 3rd day of December, 2025.

The Report of Sale states the amount of the foreclosure sale to be \$ 44,934.62. The property sold herein is One 346,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the 'Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration") MAHASIN EL AMIN

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

Mahasin Él Amin, Clerk (11-13,11-20,11-27) 151146



# **LEGALS**

#### **NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

Sonya Renee Bailey Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-25-002924

NOTICE is hereby given this 3rd day of November, 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, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 3rd 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 3rd day

of December, 2025. The Report of Sale states the amount of the foreclosure sale to be \$ 71,897.56. The property sold herein is One 608,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627 701-706, 708-721, 723-727, 801-806 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland 'Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 151147 (11-13,11-20,11-27)

# NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., As-

Plaintiff

Jenelle D. Wiggins

Defendant(s) In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-25-002925

NOTICE is hereby given this 3rd day of November, 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, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 3rd 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 3rd day

of December, 2025. The Report of Sale states the amount of the foreclosure sale to be \$ 42,333.93. The property sold herein is One 445,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:

Mahasin El Amin, Clerk 151148 (11-13,11-20,11-27)

Russell W. Shipley 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 ROBERT P. JANEY

Notice is given that Robert Janey, whose address is 14800 Livingston Road, Accokeek, Maryland 20607, was on October 29, 2025 appointed Personal Representative of the estate of ROBERT P. JANEY, who died on January 29, 2007 without a will.

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

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

ROBERT JANEY Personal Representative

Cereta A. Lee Register Of Wills For Prince George's County P.O. Box 1729 Upper Marlboro, MD 20773-1729

Estate No. 130165

<u>151188</u> (11-13,11-20,11-27)

#### LEGALS

# NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS
TO ALL PERSONS INTERESTED

IN THE ESTATE OF ROBERTHA MCLEAN

Notice is given that DANIELLE MCLEAN, whose address is 3201 Wendells Ln, Accokeek, MD 20607-

MCLEAN, whose address is 3201 Wendells Ln, Accokeek, MD 20607-3737, was on November 3, 2025 appointed Personal Representative of the estate of ROBERTHA MCLEAN who died on August 10, 2024 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 3rd day of May, 2026.

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

DANIELLE MCLEAN Personal Representative

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

Estate No. 134904 151185 (11-13,11-20,11-27) PO Box 2283
La Plata, MD 20646
240-349-2768

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

Robert M. Burke

Robert Burke Law Firm

300 Charles Street

TO ALL PERSONS INTERESTED IN THE ESTATE OF TONY ANTHONY MASON, SR.

Notice is given that Lisa Ross, whose address is 3105 Buena Court, Woodbridge, VA 22193, was on November 4, 2025 appointed Personal Representative of the estate of TONY ANTHONY MASON, SR., who died on November 16, 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 4th day of May, 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

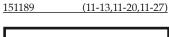
(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the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

LISA ROSS Personal Representative

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

P.O. Box 1729 Upper Marlboro, MD 20773-1729

Estate No. 135658



# LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF CHERYL LYNN SEESMAN

Notice is given that Barbara Polikoff, whose address is 9050 Leonardtown Rd, Hughesville, MD 20637-2720, was on October 29, 2025 appointed Personal Representative of the estate of CHERYL LYNN SEESMAN who died on February 5, 2025 with a will.

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

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

BARBARA POLIKOFF Personal Representative

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

Estate No. 137043 151183 (11-13,11-20,11-27)

Upper Marlboro, MD 20773-1729

#### **LEGALS**

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LUTHER CEREASE SUMMERS

Notice is given that Michelle J. Simon, Esquire, whose address is 110 N. Washington Street, Rockville, MD 20850, was on October 29, 2025 appointed Personal Representative of the estate of LUTHER CEREASE SUMMERS, who died on August 25, 2021 without a will.

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

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

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

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

MICHELLE J. SIMON, ESQUIRE Personal Representative

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

Estate No. 134219

1190 (11-13,11-20,11-27)

Rick Todd, Esq

Rick Todd, Esq 5850 Waterloo Road, Suite 140 Columbia, MD 21045 443-720-7500

#### NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF YOLANDE M. VOLEL

Notice is given that Frances Alix Volel-Stech, whose address is Collington Retirement Community, 10450 Lottsford Road Apt 114, Mitchellville, MD 20721, was on September 26, 2024 appointed Personal Representative of the estate of YOLANDE M. VOLEL, who died on July 13, 2021 without a will.

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

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 26th day of March, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 26th day of March, 2026.

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

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

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

FRANCES ALIX VOLEL-STECH Personal Representative

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

Estate No. 138301 151191 (11-13,11-20,11-27)

Erica T. Davis

1401 Rockville Pike Ste. 650 Rockville, MD 20852-1451 301-738-7685

#### NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF BRENDA BOLDEN AKA: BRENDA K BOLDEN

Notice is given that Erica T. Davis, whose address is 1401 Rockville Pike Ste. 650, Rockville, MD 20852-1451, was on October 29, 2025 appointed Personal Representative of the estate of BRENDA BOLDEN, who died on August 25, 2023 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 persons having any objection to the probate of the will of the decedent shall file their objections with

Further information can be ob-

the Register of Wills on or before the 29th 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.

ERICA T DAVIS Personal Representative

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

P.O. BOX 1729 Upper Marlboro, MD 20773-1729 Estate No. 130651

<u>151194</u> (11-13,11-20,11-27)

# LEGALS

SMALL ESTATE

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF HELEN B LIGHTFOOT

Notice is given that Monica Lightfoot, whose address is 11206 Cypress Point Ct, Mitchellville, MD 20721, was on November 5, 2025 appointed personal representative of the small estate of Helen B Lightfoot, who died on August 11, 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.

MONICA LIGHTFOOT Personal Representative

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

Estate No. 139199 151180 (11-13)

### LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF BERNARD ROSE

Notice is given that Tracie Rose, whose address is 204 Nalley Rd, Hyattsville, MD 20785-4855, was on October 30, 2025 appointed personal representative of the small estate of Bernard Rose, who died on August 23, 2025 without a will.

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

All 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.

TRACIE ROSE Personal Representative

CERETA A. LEE

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 139101

<u>151178</u> (11-13)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF ROSE WINNIFRED COMMOCK

Notice is given that Richard McLean, whose address is 10742 Castleton Turn, Upper Marlboro, MD 20774-1450, was on November 3, 2025 appointed personal representative of the small estate of Rose Winnifred Commock, who died on April 4, 2025 without a will.

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

All 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:

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

RICHARD MCLEAN Personal Representative

law, is unenforceable thereafter.

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

Upper Marlboro, MD 20773-1729 Estate No. 139146

151181 (11-13)

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

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

LATONYA RENEE KERR Estate No.: 137436 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 January 6, 2026 at 10:30 A.M.
This hearing may be transferred or

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

151205

(11-13,11-20)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF

BOBBY JOE KIRKSEY

Notice is given that Sheila Kirksey, whose address is 11100 Superior Lndg, Bowie, MD 20720-3491, was on October 31, 2025 appointed personal representative of the small estate of Bobby Joe Kirksey, who died on August 19, 2025 without a will.

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

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

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

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

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

SHEILA KIRKSEY Personal Representative

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

Estate No. 139130 151179 (11-13)

UPPER MARLBORO, MD 20773-1729

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF RHONDA BETTINA ENNIS

Notice is given that Anthony Black, whose address is 4244 Marne Pl NE, Washington, DC 20019-1970, was on November 4, 2025 appointed personal representative of the small estate of Rhonda Bettina Ennis, who died on October 8, 2025 without a will

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-

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:

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.

ANTHONY BLACK

Personal Representative

CERETA A. LEE

REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY

P.O. BOX 1729

<u>151182</u>

Upper Marlboro, MD 20773-1729 Estate No. 138990

(11-13)

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

Upper Marlboro, Maryland 20773

In The Estate Of: WILLIE MAE THOMAS Estate No.: 138263

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate: You are hereby notified that a petition has been filed by Joshua E. Zukerberg for judicial probate for

resentative.

A hearing will be held at 14735
Main Street, Room D4010, Upper
Marlboro, MD on January 6, 2026 at 10.20 A M

the appointment of a personal rep-

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.

Prince George's County Cereta A. Lee P.O. Box 1729 Upper Marlboro, MD 20773-1729 Phone: (301) 952-3250

151204 (11-13,11-20)

REGISTER OF WILLS FOR

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#### NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JOHN BARNES

Notice is given that Amir L Barnes, whose address is 12635 Hillmeade Station Dr, Bowie, MD 20720-3312, was on November 3, 2025 appointed Personal Representative of the estate of JOHN BARNES, who died on June 30, 2025 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 3rd day of May, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 3rd day of May, 2026, 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.

AMIR L BARNES Personal Representative

Cereta A. Lee Register Of Wills For Prince George's County P.O. Box 1729 Upper Marlboro, MD 20773-1729

Estate No. 138895 151192 (11-13,11-20,11-27) NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

NOTICE OF APPOINTMENT

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARY JEAN GAINES

Notice is given that Russell Gaines, whose address is 8209 Fort Foote Rd, Fort Washington, MD 20744-5526, was on October 30, 2025 appointed Personal Representative of the estate of MARY JEAN GAINES, who died on December 30, 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 interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 30th day of 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 30th 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.

RUSSELL GAINES Personal Representative

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

Estate No. 137505

<u>151193</u> (11-13,11-20,11-27)

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Fax 301-627-6260

#### LEGALS

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

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

#### Estate No.: 135074 NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

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 13, 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

1199 (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:

YOMI ADEBAKIN Estate No.: 138292

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the

above estate:
You are hereby notified that a petition has been filed by Michelle Simon for judicial probate for the appointment of a personal represen-

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on January 13, 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

<u>151200</u> (11-13,11-20)

#### LEGALS

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

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

#### Estate No.: 138025 NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on January 13, 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

<u>151201</u> (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:
THOMAS MICHAEL HOLLIS

Estate No.: 134981

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the

above estate:
You are hereby notified that a petition has been filed by Michelle Simon for judicial probate of the will dated May 8, 2019, and for the appointment of a personal represen-

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on January 13, 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

151202 (11-13,11-20)

#### **LEGALS**

AWBF LAW, P.C.

Attorneys and Counselors At Law 1401 Rockville Pike, Suite 650 Rockville, MD 20852 TELEPHONE (301) 738-7657 TELECOPIER (301) 424-0124

# SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE Improved by premises known as as 3010 VICEROY AVENUE, DISTRICT HEIGHTS, MD 20747-3217

By virtue of the power and authority contained in a Deed of Trust from KAYLA COOPER, dated May 1, 2018 and recorded in Liber 40856 at Folio 360 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

#### WEDNESDAY, DECEMBER 3, 2025 AT 3:05 P.M.

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

ALL THAT PROPERTY SITUATE, LYING AND BEING IN PRINCE GEORGE'S, STATE OF MARYLAND, AN DESCRIBED AS FOLLOWS:

LOT NUMBERED TWENTY-EIGHT (28) IN BLOCK NUMBERED NINE (9) IN A SUBDIVISION KNOWN AS SECTION 3, BERKSHIRE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK WWW 26 FOLIO 12, OF THE LAND RECORDS OF SAID AND COUNTY.

THE DERIVATION OF SAME BEING:

The same being property conveyed by Deed executed by EARL S. DORNES AND RUTH M. DORNES, on 12/29/2000, as recorded on 1/25/2001 at Book/Liber 12335, Page/Folio 231, in the land records of PRINCE GEORGES COUNTY.

Parcel Identification Number: 06-0473660

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

TERMS OF SALE: A deposit of \$11,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 7.75% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

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

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

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

THIS COULD BE YOUR AD!

Call 301-627-0900 for a quote.

AWBF LAW, P.C.

**LEGALS** 

Attorneys and Counselors At Law 1401 Rockville Pike, Suite 650 Rockville, MD 20852 TELEPHONE (301) 738-7657 TELECOPIER (301) 424-0124

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

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

## WEDNESDAY, DECEMBER 3, 2025 AT 3:00 P.M.

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

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

Said property is improved by A Dwelling and Is SOLD IN "AS IS CONDITION"  $\,$ 

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

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

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

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

# JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY, and ERICA T. DAVIS

Substitute Trustees, by virtue of Instrument recorded among the land records of Prince George's County, Maryland

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

<u>151164</u> (11-13,11-20,11-27)

# PRINCE GEORGE'S POST EARLY DEADLINE

Publication Date

Deadline

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

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

January 1st, 2026 Edition, To be determined at a later date

\*\*NO EXCEPTIONS\*\*

#### 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 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 further:

**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 Él 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 contacting the personal representative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 12th day of February, 2026.

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

> MELISSA JORDAN Personal Representative

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

Estate No. 137878 <u>151079</u> (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

V.

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. 06-3597242.

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.

<u>151095</u>

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

**NOTICE** Richard E. Solomon Richard I. Rogers Michael McKeefery Christianna Kersey Kyle Blackstone Jason Murphy ohn Ansell 1099 Winterson Road, Suite 301

Linthicum Heights, MD 21090 Substitute Trustees, Plaintiffs

Kallima M. Turner AND Willie J. Turner Jr

9401 Dania Court Fort Washington, MD 20744

#### Defendants 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 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 \$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

True Copy—Test:

Mahasin Él Amin, Clerk

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

# THE **PRINCE GEORGE'S**

Call 301-627-0900

Fax 301-627-6260

#### **LEGALS**

#### 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 newspapers of general circulation published in Prince George's County, Maryland and provide proof of publication to the Court, and it is further;

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

**ORDERED**, that the plaintiff shall mail, by <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 Él 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 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

Terence Sheppard Director October 30, 2025

151093 (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: THOMAS MICHAEL HOLLIS Estate No.: 134981

# NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Sacha Jane R. Mercado-Hollis for judicial probate of the will dated May 8, 2019, and for the appointment of a personal

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on January 13, 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

151203

(11-13,11-20)

#### **ORDER OF PUBLICATION BY POSTING**

MARIAME FOFANA

MOHAMED DIALLO

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

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 further:

**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 DEFEN-DANT, MOHAMED KARIM DI-ALLO, IS HEREBY WARNED THAT FAILURE TO FILE AN AN-SWER 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

> Robert Burke Law Firm 300 Charles Street P.O. Box 2283

#### La Plata, MD 20646 NOTICE TO CREDITOR OF A SETTLOR OF A REVOCABLE

**TRUST** 

TO ALL PERSONS INTERESTED IN THE ANDERSON LIVING TRUST DATED NOVEMBER 7,

This is to give notice that Harry P. Anderson died on or about September 9, 2025. Before the decedent's death, the decedent created a revocable trust for which the undersigned, Harry P. Anderson, Jr., whose address is 8400 Gower Trail, Wildwood, FL 34785, is now a

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

A verified written statement of the claim indicating its basis;

The name and address of the If the claim is not yet due, the date

on which it will become due; If the claim is contingent, the na-

ture of the contingency; If the claim is secured, a descrip-

tion of the security; and

The specific amount claimed. Any claim not presented to the trustée on or before that date or any extension provided by law is unenforceable.

Harry P. Anderson, Jr., Trustee (11-13,11-20,11-27)

# **NOTICE**

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

Plaintiffs VS.

Tariq Abdullah Omer aka Tarig Omer and Samira Mohamed Aldeeb

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

Defendants

CIVIL NO. C-16-CV-25-003556 ORDERED, this 6th day of No-

vember, 2025 by the Circuit Court of

PRINCE GEÒRGE'S COUNTY, Maryland, that the sale of the property at 6337 Kinsey Terrace, Lanham, Maryland 20706 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 8th day of December, 2025 next, provided a copy of this notice

be inserted in some newspaper published in said County once in each of three successive weeks before the 8th day of December, 2025, next. The report states the amount of sale to be \$456,000.00.

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

Mahasin El Amin, Clerk 151209 (11-13,11-20,11-27)

#### **LEGALS**

#### **ORDER OF PUBLICATION BY POSTING**

ADA LOPEZ

VS.

**JOSE MENDOZA GUIDO** 

In the Circuit Court for Prince George's County, Maryland Case Number: C-16-FM-25-003745

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

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

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

ORDERED, said publication to be completed by the 20th day of November, 2025; and it is further;

**ORDERED**, that the plaintiff shall mail, by <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 DEFENDANT, JOSE BRUNO MENDOZA GUIDO, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 20th day of December, 2025, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DE-

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

True Copy—Test: Mahasin El Amin, Clerk 151010 (10-30,11-6,11-13)

# **LEGALS**

#### **NOTICE** DISTRICT COURT FOR PRINCE

GEORGE'S COUNTY, MARYLAND Case No. 05-02-0027034-2020

Hunting Ridge Condominium As-

Plaintiff

c/o: CM Law, 7875 Belle Point Drive Greenbelt, MD 20770

Delorise Damon kway, Unit 201 Greenbelt, MD 20770

Defendant NOTICE OF PROPOSED RATIFICATION OF SALE OF **REAL PROPERTY** 

The property specifically described in the inventory has been sold at judicial sale. Inventory of propertý sold.

(Rules 3-644(d) and 14-305)

Notice is herewith given that the sale of the property at 6924 Hanover Parkway, Unit 201, Greenbelt, MD 20770, that is described in a Deed recorded in Liber 5697, folio 547, among the Land Records of Prince George's County.

The sale will be ratified unless cause to the contrary is shown on or before 12/01/2025 (30 days after the date of this notice). A copy of this Notice will be published at least once a week in each of the three successive weeks before 12/01/2025, in one or more newspapers of general circulation in Prince George's County. The report states the amount of the sale to be \$16,000.

The court signed this notice on 10/31/25.

151145 (11-13,11-20,11-27)

# LEGALS

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

In The Estate Of: **DUANE L. MITCHELL** AKA: DUANE LAMAR MITCHELL

Estate No.: 136755

NOTICE OF JUDICIAL PROBATE To all Persons Interested in the

above estate: You are hereby notified that a petition has been filed by Curtis L. Mitchell 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

151198

(11-13,11-20)151092

# **MECHANIC'S LIEN SALE**

2015 VOLKSWAGON IETTA VIN: 3VWD17AJ0FM268063

Sale to be held **December 3, 2025** 10:00 AM

On the premises of:

BRANCH AVE AUTO AUCTION 7827 BRANCH AVE CLINTON MD

151157 (11-13,11-20)

# **LEGALS**

# **NOTICE BY POSTING**

Patricia Esmeralda Argueta

Romero

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 gen-eral 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

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 de-

dant'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,

fendant and stating that the Defen-

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, com-plaint, 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 DEFEN-DANT, SANTOS CEFERINO FUENTES FUENTES, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DE-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)

# **POST**

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

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

Bradley Farrar Esq 1101 Mercantile Lane Suite #240 Largo, MD 20774

301-925-1800

#### 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 ostponed 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)

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

#### NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF HAROLD FRANK GOLDSMITH

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

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

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

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 15th day of April, 2026.

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

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

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

DEBORAH MINDEL WELLER Personal Representative

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

Estate No. 138939 (10-30,11-6,11-13)

#### 151033

Heather L. Sunderman McMillan Metro Faerber, PC 7811 Montrose Rd., Ste. 400 Potomac, Maryland 20854 301-251-1180

**LEGALS** 

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

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF RENEE JONES PERRY

Notice is given that Lawrence William Perry, III, whose address is 3001 Lake Forest Drive, Upper Marlboro, MD 20774, was on October 29, 2025 appointed personal representative of the small estate of Renee Jones Perry, who died on January 24, 2018 without a will.

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

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

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

LAWRENCE WILLIAM PERRY, III Personal Representative

Cereta A. Lee REGISTER OF WILLS FOR P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

Estate No. 109406 (11-13)

<u>151173</u>

# **YOUR** AD!

THIS COULD BE

Call 301-627-0900

for a quote.

#### **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

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 that date, or any extension provided 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

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

AND

V.

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, SQ.FT., CEDAR HAVEN BLK 5, ASSMT \$1,500, LIB 32932, FL 354

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 prop-erty described below in the State of Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

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.

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 general circulation in Prince George's County once a week for three (3) successive weeks on or be-fore 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)

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

#### NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **CARMEN BARRY YOUNG** 

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

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney. All persons having any objection to the appointment (or to the pro-bate 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 repre-

following dates: (1) Six months from the date of the

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

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

ROGER L. YOUNG, JR. Personal Representative

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

P.O. Box 1729 Upper Marlboro, MD 20773-1729 Estate No. 138452 (10-30,11-6,11-13) 151030

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF NORA MIRIAM DARC

Notice is given that Dillard Boland, whose address is 7529 Bradley Blvd, Bethesda, MD 20817-1450, was on October 31, 2025 appointed personal representative of the small estate of Nora Miriam Darc who died on October 7, 2025 with a will.

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

tative 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.

DILLARD BOLAND Personal Representative

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

Estate No. 139088

151172

(11-13)

#### **LEGALS**

#### **ORDER OF PUBLICATION BY POSTING**

ADELINE NANSSEN

VS.

**NESTER NANA** 

#### In the Circuit Court for Prince George's County, Maryland Case Number: C-16-FM-24-008943

ORDERED, ON THIS 6th day of November 2025, by the Circuit Court for Prince George's County

That the Defendant, Nester Nana is hereby notified that the Plaintiff, has filed a COMPLAINT FOR AB-DIVORCE naming him/her as the defendant and seek-ing the Divorce on the Grounds of Irreconcilable Differences and Six-Month Separation and stating that the Defendant's last known address is: 10 Brookside Drive Apt 1A, Greenwich, Ct 06830 and therefore

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 6th day of December 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, NESTER NANA, IS HEREBY WARNED THAT FAIL-URE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 5th day of January, 2026, MAY RESULT IN THE CASE PROCEED-ING 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

151162

#### SMALL ESTATE NOTICE OF APPOINTMENT NOTICE TO CREDITORS

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

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF

**DEBBIE B GARRETT** Notice is given that Alessandria Brasselle Garrett, whose address is 6620 Ronald Rd, Capitol Heights, MD 20743-4443, was on November 3, 2025 appointed personal representative of the small estate of Debbie B Garrett, who died on May 7,

2025 without a will. Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment 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.

ALESSANDRIA BRASSELLE GARRETT Personal Representative

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

<u>151174</u>

Estate No. 138317 (11-13)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF BETTIE JEAN LOWE

Notice is given that Derek Alexan-Lake Shore Dr, Mitchellville, MD 20721-2917, was on November 4, 2025 appointed personal representative of the small estate of Bettie Jean Lowe who died on June 23, 2025 with a will.

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

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. DEREK ALEXANDER LOWE

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

UPPER MARLBORO, MD 20773-1729 Estate No. 138110 151167 (11-13)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **ROSA E DOUGLAS AKA: ROSA ETTA DOUGLAS** 

Notice is given that Samuel Spriggs, whose address is 5927 Applegarth Pl, Capitol Heights, MD 20743-4234, was on October 29, 2025 appointed personal representative of the small estate of Rosa E Douglas AKA: Rosa Etta Douglas, who died on August 20, 2025 without a

Further information can be obtained by reviewing the estate file in by contacting the personal represen-

tative 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 vithin 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.

SAMUEL SPRIGGS Personal Representative

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

Estate No. 139098 <u>151175</u> (11-13)

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