

LEGALS

NOTICE OF PUBLIC HEARING

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

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

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

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

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

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

Conditions of proposed annexation are as follows:

1. The Town shall pay the costs in regard to said annexation, and all advertising, professional consultants and legal expenses related to the annexation. The owners of assessable and taxable property within the Annexation Property, if any, shall begin paying municipal property taxes immediately or within the upcoming fiscal year, as permitted by law. Currently all or a portion of real property located within the Annexation Area appears to be non-taxable and thereby is not now or in the immediate future may be subject to municipal tax on real property. This annexation follows the introduction of Annexation Resolution 03-2025 and is the 3rd Phase of a previous and more comprehensive annexation (Annexation Resolution 01-2024) introduced but not finalized in December 2024.
2. The Town will require that all necessary infrastructure and improvements, including, but not limited to, roads, stormwater management, sewer expansion and /or extensions and utility delivery systems, and all other facilities necessary to serve the proposed use shall be installed in accordance with sound engineering principles, and shall be subject to location, design, and construction approvals by the County and other applicable agencies.
3. Certain municipal services will be available to the Annexation Property upon annexation, subject to compliance with the Annexation Resolution and consistent with the Annexation Plan. Services not currently available will be extended to the Annexation Property in accordance with the aforesaid documents.

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

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

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

By Authority of:
The Honorable Linda Monroe, Mayor, The Town of Capitol Heights, Maryland

151052 (11-6,11-13,11-20,11-27)

LEGALS

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
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
Call
301-627-0900
Fax
301-627-6260
SUBSCRIBE
TODAY!

LEGALS

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,
Plaintiff
v.

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 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
151149 (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., Assignee,
Plaintiff
v.

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

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

True Copy—Test:
Mahasin El Amin, Clerk
151153 (11-13,11-20,11-27)

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,
Plaintiff
v.

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)

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

LEGALS

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,
Plaintiff
v.

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
151154 (11-13,11-20,11-27)

LEGALS

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,
Plaintiff
v.

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 Prince George’s County, MD

True Copy—Test:
Mahasin El Amin, Clerk
151151 (11-13,11-20,11-27)

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,
Plaintiff
v.

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 El Amin, Clerk
151152 (11-13,11-20,11-27)

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

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,
Plaintiff
v.

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

LEGALS

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED
REAL PROPERTY

1013 SUMMERGLEN COURT UNIT 7-203
BOWIE, MD 20721

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

NOVEMBER 18, 2025 AT 11:30 AM

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

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

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

Richard E. Solomon, et al.,
Substitute Trustees

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

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

LEGALS

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

151070 (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

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 afore-said Deed of Trust. The property is improved by a dwelling.

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

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

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
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 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.

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

151082 (11-6,11-13,11-20)

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 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 afore-said Deed of Trust. The property is improved by a dwelling.

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

151054 (11-6,11-13,11-20)

LEGALS

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

Janelle Ryan-Colbert, Esq.
3060 Mitchellville Road, #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
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 JENNINGS, 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 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 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

Estate No. 139041

151083 (11-6,11-13,11-20)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RANDALL EDWIN ECHOLS

Notice is given that Fabrian T. Echols, whose address is 906 Southwood Court, Mitchellville, MD 20721, was on August 20, 2025 appointed Personal Representative of the estate of RANDALL EDWIN ECHOLS, who died on May 17, 2025 without a will.

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

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

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

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

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

FABRIAN T. ECHOLS
Personal Representative

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

Estate No. 137961

151078 (11-6,11-13,11-20)

PRINCE GEORGE’S POST EARLY DEADLINE

Publication DateDeadline

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

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

* *NO EXCEPTIONS* *

LEGALS

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 REGULATIONS - 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.

CB-069-2025 (DR-2) AN ORDINANCE CONCERNING USE REGULATIONS - PERMITTED USES - QUICK SERVICE RESTAURANTS WITH 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. 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-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 low-income youth and families in Prince George’s County.

CB-094-2025 AN ACT CONCERNING AMENDMENT OF THE COLLECTIVE BARGAINING AGREEMENT PRINCE GEORGE’S CORRECTIONAL 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 APPROPRIATIONS 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 HOUSING 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 follow-up and approval of administrative rules and program guidelines; and generally regarding the Homeownership Equity Program.

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

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

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

LEGALS

RAL TO THE BOARD OF ETHICS

for the purpose of requiring a mandatory review by the Prince George’s County Board of Ethics for any person found in violation of Prince George’s County Code, Subtitle 2, Section 2, Division 46, Community Inclusiveness.

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

To register to speak or submit comments or written testimony please use the Council’s eComment portal at: <https://pgccouncil.us/Speak>. For those unable to use the portal, comments/ written correspondence may be emailed to: onlinesignup@co.pg.md.us or faxed to (301) 952-5178. **Written comments must be submitted by 3:00 p.m. on the day BEFORE the meeting.** Testimony and comments 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 INDEXING 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 ANIMAL 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 PRACTICES 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 MINORITY BUSINESS PARTICIPATION ON PROCUREMENTS OF GREATER THAN ONE MILLION DOLLARS (\$1,000,000) IN TOTAL VALUE 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 TRAFFIC - 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 ACCESS 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 PROPERTY STANDARDS - MODERATELY PRICED HOUSING PROGRAM for the purpose of establishing a voluntary moderately-priced dwelling unit program; identifying developments eligible to participate in the program; requiring the minimum delivery of moderately-priced units; providing for a binding agreement between participants and the County; providing for alternative methods to comply with unit delivery requirements; setting forth development incentives for program participation; specifying the eligibility requirements for households seeking to purchase moderately-priced

LEGALS

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

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

COUNCIL RESOLUTIONS:

CR-094-2025 (DR-2) A RESOLUTION CONCERNING USE AND OCCUPANCY - NO CONSTRUCTION, NEW TENANT OR OWNER CHANGE - COMMERCIAL PERMIT FEE AND USE AND OCCUPANCY - NO CONSTRUCTION, NEW OWNER WITH EXISTING TENANT - 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 APPROVALS for the purpose of approving various multiyear contracts for the Office of Information Technology.

CR-129-2025 A RESOLUTION CONCERNING CONTRACT APPROVALS 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 software.

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 programs.

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

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

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

ATTEST:

Donna J. Brown
Clerk of the Council

151142 (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 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.

151165 (11-13,11-20)

<div>THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND P.O. Box 1729 Upper Marlboro, Maryland 20773</div> <div>In The Estate Of: RAYMOND WATTS Estate No.: 137299</div> <div>NOTICE OF JUDICIAL PROBATE</div> <div>To all Persons Interested in the above estate: You are hereby notified that a petition has been filed by Christina Taylor for judicial probate for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on December 10, 2025 at 10:30 A.M. This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.</div> <div>REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY CERETA A. LEE P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 PHONE: (301) 952-3250</div> <div>151065 (11-6,11-13)</div>	<div>THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND P.O. Box 1729 Upper Marlboro, Maryland 20773</div> <div>In The Estate Of: PHILIP JAMES TAPPER Estate No.: 137671</div> <div>NOTICE OF JUDICIAL PROBATE</div> <div>To all Persons Interested in the above estate: You are hereby notified that a petition has been filed by Lesley-Anne Elizabeth Tapper for judicial probate for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on December 10, 2025 at 10:30 A.M. This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.</div> <div>REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY CERETA A. LEE P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 PHONE: (301) 952-3250</div> <div>151067 (11-6,11-13)</div>
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LEGALS

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 McConnell 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

151168 (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.

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.

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

151195 (11-13,11-20)

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

TO ALL PERSONS INTERESTED
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 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.

TERRI J HICKS
Personal Representative

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

Estate No. 139192

151169 (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

151171 (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
UPPER MARLBORO, MD 20773-1729
PHONE: (301) 952-3250

151196 (11-13,11-20)

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 dates:

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

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
301-738-7685

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

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

Notice is given that Linda Cureton, whose address is 1806 Southwood Court, Bowie, MD 20721, was on October 27, 2025 appointed Personal Representative 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 representative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 27th day of April, 2026.

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

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

LINDA CURETON
Personal Representative

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

151197 (11-13,11-20)

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BLAINE HAWKINS

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

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 16th day of April, 2026.

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

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

DOROTHY DOLL-HAWKINS
Personal Representative

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

Estate No. 121115

151077 (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 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.

RODNEY CHAPPIN
Personal Representative

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

Estate No. 138859

151036 (10-30,11-6,11-13)

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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 CHISMAR 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 representative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

CARMEN CHISMAR
Personal Representative

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

Estate No. 137215

151074 (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

v.

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

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

Notice is hereby given this 22nd day of October, 2025, by the Circuit Court for Prince George's County, that the sale of the property 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 Lane, Clinton, MD 20735.

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

True Copy—Test:
Mahasin El Amin, Clerk

151041 (10-30,11-6,11-13)

NOTICE

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

v.

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

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

Notice is hereby given this 30th day of October, 2025, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 1st day of December, 2025, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 1st day of December, 2025.

The Report of Sale states the amount of the foreclosure sale price to be \$350,500.00. The property sold herein is known as 716 Larchmont Avenue, Capitol Heights, MD 20743.

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.

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.

ANDRE WITT
Personal Representative

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

Estate No. 138093

151034 (10-30,11-6,11-13)

NOTICE

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

V.

Brandon K Ford
Gena T Ford

14905 Dahlia Dr
Bowie, Maryland 20721
Defendants

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

ORDERED, by the Circuit Court of Prince George's County this 24th day of October, 2025, that the foreclosure 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 CONFIRMED, 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, before the 24th day of November, 2025.

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

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

True Copy—Test:
Mahasin El Amin, Clerk

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

NOTICE

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

v.

Brian R. Brown
5005 Ashford Drive
Upper Marlboro, MD 20722
Defendant

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

Notice is hereby given this 30th day of October, 2025, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 1st day of December, 2025, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 1st day of 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)

LEGALS

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

Estate No. 139201

151176 (11-13)

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 18, 2025 without a will.

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

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

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)

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 10, 2025 without a will.

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

All 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

151177 (11-13)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
LESLIE D HENDERSON

Notice is given that Robert Henderson, whose address is 4806 Deer Lakes Rd, Fayetteville, NC 28311-0871, was on October 15, 2025 appointed Personal Representative of the estate of LESLIE D HENDERSON, 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 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 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)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
ROY MAURICE MANLEY

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

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 27th day of April, 2026.

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

ROY M MANLEY II
Personal Representative

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

Estate No. 138328

151075 (11-6,11-13,11-20)

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 the Register of Wills.

JAQUELINE FORSYTHE
Personal Representative

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

Estate No. 138711

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

LEGALS

NOTICE 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 410-489-1996

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

Estate No. 138013

151184 (11-13,11-20,11-27)

MARCIA LENORA 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. 138977

151186 (11-13,11-20,11-27)

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 Manager/Authorized Person, Class B(BLX), Beer, Wine and Liquor, for the use of Live K NH, LLC, located at 137 National Plaza #200, Oxon Hill, 20745. Request for a Special 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 BLC@co.pg.md.us to request the link. Letters of Support or Oppositions should be submitted to our office at least 5 days prior to the day of the hearing. Additional information may be obtained by contacting the Board’s Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest:
Terence Sheppard
Director
October 31, 2025

151131 (11-6,11-13)

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

151076 (11-6,11-13,11-20)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
**QUEEN 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 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 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.

PAMELA OSIE HUMPHREY
Personal Representative

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

Estate No. 138299

151187 (11-13,11-20,11-27)

MARCIA LENORA 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. 138977

151186 (11-13,11-20,11-27)

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 Manager/Authorized Person, Class B(BLX), Beer, Wine and Liquor, for the use of Live K NH, LLC, located at 137 National Plaza #200, Oxon Hill, 20745. Request for a Special 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 BLC@co.pg.md.us to request the link. Letters of Support or Oppositions should be submitted to our office at least 5 days prior to the day of the hearing. Additional information may be obtained by contacting the Board’s Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest:
Terence Sheppard
Director
October 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 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

151068 (11-6,11-13)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
BERLINDA ALBERTA MENEFEЕ 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 MENEFEЕ 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 representative or the attorney.

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

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

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

PAMELA OSIE HUMPHREY
Personal Representative

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

Estate No. 138299

151187 (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,
Plaintiffs

v.

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

9614 Baldhill Road
Bowie, MD 20721
Defendants

In the Circuit Court for Prince George’s County, Maryland
Case No. CAEF19-25040

Notice is hereby given this 30th day of October, 2025, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 1st day of December, 2025, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 1st day of 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 (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:
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 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

151069 (11-6,11-13)

PRINCE GEORGE’S POST EARLY DEADLINE

Publication DateDeadline

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

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

* *NO EXCEPTIONS* *

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

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 there-under, 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 afore-said Deed of Trust. The property is improved by a dwelling.

Terms of Sale: The property will be sold “as is” subject to any condi-tions, 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 settle-ment 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 with-out 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

151158 (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: <https://pgccouncil.us/Speak>. For those unable to use the portal, comments / written correspondence may be emailed to: onlinesignup@co.pg.md.us or faxed to (301) 952-5178. **Written comments must be submitted by 3:00 p.m. on the day BEFORE the meeting.** Testimony and comments will not be accepted via social media or by telephone / voice mail message. **Register to speak, in advance, by 3:00 p.m. on the day BEFORE the meeting.** Additionally, on-site registration for live testimony is now available; however, **advance registration to testify is strongly encouraged.**

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

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

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

ATTEST:
Donna J. Brown
Clerk of the Council

151166 (11-13)

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://pgc-council.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

ATTEST:
Donna J. Brown
Clerk of the Council

151208 (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

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 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 afore-said Deed of Trust. The property is improved by a dwelling.

Terms of Sale: The property will be sold “as is” subject to any condi-tions, 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 settle-ment 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 with-out 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: 301-685-5358.

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	EXPLORER			1FMZU73K72UD47348
2021	RV	LANCE	MD	312123X	56YTT1929ML330321
1996	LEXUS	ES300	MD	3ET1386	JTB8F12G9T0141515
2003	HONDA	ACCORD	VA	WXS8863	JHMCM56303C003935
2002	CHEVROLET	Z71 AVALANCHE			3GNEK13172G268299
2012	BUICK	ENCLAVE	MD	6GG3967	5GAKVCED6CJ269420
2021	TOYOTA	CAMRY	VA	74871T	4T1K61AK4MU560658
2006	INFINITI	G35			JNKC51F96M0600711
2004	TOYOTA	TUNDRA	MD	8CS7137	5TBDT44124S448674
2003	HUMMER	H2	MD	3FE6245	5GRCN23U43H106627
2001	HONDA	ACCORD			1HGCN86611A132963
1994	DODGE	RAM VAN	MD	1AR0212	1B7MF36W8RS692703
2010	TOYOTA	COROLLA			2T1BUAE2EAC267155

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
301-773-7670

1999	HONDA	ODYSSEY	FL	RTYE79	2HKRL1850XH501424
2005	CADILLAC	DEVILLE			1G6KD54Y45U182069
2004	FORD	EXPLORER			1FMZU72K04UB02038

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

2008 NISSAN TITAN DC GK6223 1N6BA07C88N303223

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

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

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

2004	FORD	RANGLER			1FTZR45E24TA12163
2014	MAZDA	CX-5	MD	1CT17139	JM3KE2CY9E0385404
2009	GMC	YUKON	VA	TGR6471	1GKFK13529R123684

LEGALS

1989 DODGE RAM VAN MD 4AB3088 2B6JB31Z0KK374367

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

1990	CHEVROLET	G20	MD	40742Z	1GBEG25KXL7165769
1968	TRAILER	LAKELAND	MD	234295G	AC151348MD

151210 (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.

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

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

2007	LEXUS	GS	MD	1FR0502	JTHCE965470011703
2015	FORD	ECOLINE			1FDWE3FLXFDA35317
2023	VOLKSWAGEN	JETTA	MD	6FP3895	3VWBM7BU2PM019658
2005	HONDA	ACCORD	VA	TWE4209	1HGCMS6735A142977
2009	VOLSWAGEN	RABBIT	VA	TRS3809	WVWDA71K39W126936
2005	TOYOTA	SOLARA	VA	UJH5449	4T1FA38P15U039380
2006	JEEP	GRAND CHEROKEE	VA	TUT8448	1J4HR48NX6C118655

151211 (11-13)

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

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 there-under, 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 condi-tions, 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 settle-ment 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 assess-ments, 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 re-sell 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 deter-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 interest.

Richard E. Solomon, et al.,
Substitute Trustees

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

151160 (11-13,11-20,11-27)

NOTICE

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

v.
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 20744.

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

NOTICE

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

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

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

Notice is hereby given this 30th day of October, 2025, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 1st day of December, 2025, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 1st day of December, 2025.
The Report of Sale states the amount of the foreclosure sale price to be \$223,000.00. The property sold herein is known as 2354 Seton Way, District Heights, MD 20747.

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

LEGALS			
<div>COHN, GOLDBERG & DEUTSCH, LLC1099 WINTERSON ROAD,SUITE 301LINTHICUM HEIGHTS, MD 21090www.cgd-law.com/sales</div> <div>SUBSTITUTE TRUSTEES’ SALE OF IMPROVED REAL PROPERTY</div> <div>73 HERRINGTON DRIVEUPPER MARLBORO, MD 20774</div> <div>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</div> <div>NOVEMBER 18, 2025 AT 11:30 AM</div> <div>ALL THAT FEE SIMPLE property more fully described in the afore-said Deed of Trust. The property is improved by a dwelling.</div> <div>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.</div> <div>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.</div> <div>Richard E. Solomon, et al., Substitute Trustees</div> <div>Tidewater Auctions, LLC (410) 825-2900 www.tidewaterauctions.com</div> <div>151017(10-30,11-6,11-13)</div>		<div>COHN, GOLDBERG & DEUTSCH, LLC1099 WINTERSON ROAD,SUITE 301LINTHICUM HEIGHTS, MD 21090www.cgd-law.com/sales</div> <div>SUBSTITUTE TRUSTEES’ SALE OF IMPROVED REAL PROPERTY</div> <div>5305 VIENNA DRIVECLINTON, MD 20735</div> <div>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</div> <div>NOVEMBER 18, 2025 AT 11:30 AM</div> <div>ALL THAT FEE SIMPLE property more fully described in the afore-said Deed of Trust. The property is improved by a dwelling.</div> <div>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.</div> <div>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.</div> <div>Richard E. Solomon, et al., Substitute Trustees</div> <div>Tidewater Auctions, LLC (410) 825-2900 www.tidewaterauctions.com</div> <div>151018(10-30,11-6,11-13)</div>	<div>COHN, GOLDBERG & DEUTSCH, LLC1099 WINTERSON ROAD,SUITE 301LINTHICUM HEIGHTS, MD 21090www.cgd-law.com/sales</div> <div>SUBSTITUTE TRUSTEES’ SALE OF IMPROVED REAL PROPERTY</div> <div>6214 ATWOOD STREETDISTRICT HEIGHTS, MD 20747</div> <div>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</div> <div>NOVEMBER 18, 2025 AT 11:30 AM</div> <div>ALL THAT FEE SIMPLE property more fully described in the afore-said Deed of Trust. The property is improved by a dwelling.</div> <div>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.</div> <div>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.</div> <div>Richard E. Solomon, et al., Substitute Trustees</div> <div>Tidewater Auctions, LLC (410) 825-2900 www.tidewaterauctions.com</div> <div>151019(10-30,11-6,11-13)</div>
<div>TRUSTEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE</div> <div>Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland</div> <div>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</div> <div>WEDNESDAY, NOVEMBER 19, 2025, AT 11:00 AM</div> <div>the real property described as follows:</div> <div>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”).</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>Additional terms and conditions of sale may be announced at the time of sale.</div> <div>Daniel C. Zickefoose, Trustee</div> <div>151011(10-30,11-6,11-13)</div>			
<div>TRUSTEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE</div> <div>Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland</div> <div>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</div> <div>WEDNESDAY, NOVEMBER 19, 2025, AT 11:00 AM</div> <div>the real property described as follows:</div> <div>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”).</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>Additional terms and conditions of sale may be announced at the time of sale.</div> <div>Daniel C. Zickefoose, Trustee</div> <div>151012(10-30,11-6,11-13)</div>			
<div>TRUSTEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE</div> <div>Improved by the premises known as 250 Mariner Passage, National Harbor, Maryland</div> <div>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</div> <div>WEDNESDAY, NOVEMBER 19, 2025, AT 11:00 AM</div> <div>the real property described as follows:</div> <div>One 246,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the “Timeshare Project”) as described in “Declaration of Condominium for Capital Cove at National Harbor, a Condominium” dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George’s County, Maryland (“Land Records”) in Liber 31006, folio 457 et seq., (the “Declaration”) with one or more plats attached (the “Plats”), (the Declaration and the Plats, collectively, the “Timeshare Declaration”).</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>Additional terms and conditions of sale may be announced at the time of sale.</div> <div>Daniel C. Zickefoose, Trustee</div> <div>151013(10-30,11-6,11-13)</div>			

LEGALS

ORDER OF PUBLICATION

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

Plaintiff,

v.

James R Mora

Mary Beth Bora

Defendants

**6006 44TH AVE, HYATTSVILLE,
MD 20781**

and

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

and

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 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
151207 (11-13,11-20,11-27)

NOTICE

JEREMY K. FISHMAN, et al.

Substitute Trustees

vs.

ESTATE OF MONICA GOODWINE
AKA MONICA PALMER-GOODWINE, PERSONAL REPRESENTATIVE JAMES SPELLER
8406 Cinema Court
Clinton, Maryland 20735-2281
Defendant(s)

**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 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 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
151213 (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 dball@seatpleasantmd.gov or in person at **Seat Pleasant City Hall:**

6301 Addison Rd.
Seat Pleasant, MD 20743

151214 (11-13,11-20)

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(301) 627-0900

or

Fax

(301) 627-6260

LEGALS

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

v.

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 Declaration").

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

True Copy—Test:
Mahasin El Amin, Clerk
151136 (11-13,11-20,11-27)

LEGALS

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL HARBOR
PROPERTY OWNER’S ASSOCIATION, INC.

Plaintiff

v.

THOMAS WOODEN JR AND VIVIAN 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 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 \$8714.63. 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 Declaration").

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

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

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

v.

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 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
151137 (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

v.

Alexander Montague and Deniel 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 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
151138 (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 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 KETURAH 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 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.

JENAYE MARY HAWKINS
Personal Representative

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

Estate No. 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 decedent 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.

PAULA H BEST
Personal Representative

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

Estate No. 139004
151086 (11-6,11-13,11-20)

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

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

In execution of a Claim of Lien, dated July 2, 2025, recorded 8/22/2025, in Liber 51207 at folio 130 among the Land Records of Prince George’s County, Maryland, against: Aaron N. Luster and Lakeisha S. Luster and by virtue of the power and authority granted by Order of Court, dated 10/15/2025, entered in Civil Case No. C-16-CV-25-005749 in the Circuit Court for Prince George’s County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George’s County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

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

the real property described as follows:

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

This conveyance applies only to Residential Sub-Units containing Standard

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF WOODROW HARRISON

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

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 16th day of April, 2026.

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

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

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

MARTIN OLIVERIO
Personal Representative

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

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF OTELIA BARNES

Notice is given that Shana Jefferson, whose address is 1002 Buxton Cir, Magnolia, DE 19962-2169, was on October 24, 2025 appointed Personal Representative of the estate of OTELIA BARNES, who died on October 8, 2022 without a will.

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

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

All persons having any objection to the probate of the will of the decedent 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.

SHANA JEFFERSON
Personal Representative

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

Estate No. 139022
151087 (11-6,11-13,11-20)

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 purchaser.

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

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

Daniel C. Zickefoose, Trustee
151015 (10-30,11-6,11-13)

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 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.

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
151085 (11-6,11-13,11-20)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ANTHONY DEVEAUX CHISOLM

Notice is given that Darryn 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, 2025 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objections with the Register of Wills on or before the 23rd day of April, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 23rd day of April, 2026.

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

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

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

DARRYN CHISOLM
Personal Representative

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

Estate No. 138999
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

YEAR	MAKE	MODEL	VIN
2011	Hyundai	Sonata	5NPEC4AC0BH010563
2019	Lexus	NX300	JTJYARBZ8K2158154
2003	Mercury	Mountaineer	4M2ZU86K83UJ21501
2016	Chevrolet	Cruze	1G1BESSM9C7298940
2000	BMW	3-Series	WBAAM3345YFP72055
2019	Infiniti	Q50	JN1EV7AR9KM553483
2011	Chevrolet	Impala	2G11WF5EKXB1152125
2013	Audi	Q7	WA1LGAFE5DD012395
2006	Audi	A6	WAUDH74F76N152318
2001	Nissan	Altima	1N4DL01D91C110609
2022	Toyota	Corolla	7MUEAAB

LEGALS

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

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
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

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

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.

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 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

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.

SHEILA KIRKSEY
Personal Representative

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.

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

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 20607-3737, 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



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
UPPER MARLBORO, MD 20773-1729

Estate No. 134904

151185 (11-13,11-20,11-27)

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

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

The Prince George’s Post

Call (301) 627-0900

Fax (301) 627-6260

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ROSE WINNIFRED COMMCK

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:

(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.

RICHARD MCLEAN
Personal Representative

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.

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.

ANTHONY BLACK
Personal Representative

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

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 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 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)

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 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

151204 (11-13,11-20)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARCIA S BAKER

Notice is given that Richard M Baker, whose address is 808 Diane Ct, Forest Hill, MD 21050-1827, was on October 15, 2025 appointed 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 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.

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

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

151066 (11-6,11-13)

LEGALS

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JUNNE EPPS ROSE

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

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

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

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

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

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice. A claim not presented or filed on or before 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
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729

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

LEGALS

ORDER OF PUBLICATION

LATAYA BYRD Plaintiff,

V.

NORMAN WASHINGTON

AND

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

AND

All persons having or claiming to have an interest in the property situate and lying in PRINCE GEORGE’S COUNTY and known as:

23040 PAUL DUNBAR AVENUE
AQUASCO, MD 20608

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

AND

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

Defendants.

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

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

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

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

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

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

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

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

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CARMEN BARRY YOUNG

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

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 16th day of April, 2026.

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

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

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

ROGER L. YOUNG, JR.
Personal Representative

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

Estate No. 138452
151030 (10-30,11-6,11-13)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
NORA MIRIAM DARÇ

Notice is given that Dillard Boland, whose address is 7529 Brasselld 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 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.

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 NANSEN

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 MD:

That the Defendant, **Nester Nana** is hereby notified that the Plaintiff, has filed a COMPLAINT FOR ABSOLUTE DIVORCE naming him/her as the defendant and seeking the Divorce on the Grounds of Irreconcilable Differences and Six-Month Separation and stating that the Defendant’s last known address is: 10 Brookside Drive Apt 1A, Greenwich, Ct 06830 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 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 FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 5th day of January, 2026, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DEFAULT.

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

True Copy—Test:
Mahasin El Amin, Clerk

151162 (11-13,11-20,11-27)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DEBBIE B GARRETT

Notice is given that Alessandria Brasselld 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

Estate No. 138317
151174 (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 Alexander Lowe, whose address is 1027 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 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.

DEREK ALEXANDER LOWE
Personal Representative

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

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
151175 (11-13)

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