



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)

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HATTIE LEE MORRIS

Notice is given that Gwendolyn Wade-Webster, whose address is 1806 Longfellow St, Hyattsville, MD 20782-3562, was on November 5, 2025 appointed Personal Representative of the estate of **HATTIE LEE MORRIS** who died on August 26, 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 5th 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 5th 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.

GWENDOLYN WADE-WEBSTER
Personal Representative

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

Estate No. 138985

151219 (11-20,11-27,12-4)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JAMES PATRICK COEN

Notice is given that James Patrick Coen V, whose address is 13023 Marquette Ln, Bowie, MD 20715, was on November 7, 2025 appointed Personal Representative of the estate of **JAMES PATRICK COEN** who died on October 8, 2025 with a will.

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

All 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 7th 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 7th 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.

JAMES PATRICK COEN V
Personal Representative

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

Estate No. 139181

151220 (11-20,11-27,12-4)

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

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

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)

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
VIDYADHAR AKKARAJU

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

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

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

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

- (1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or
- (2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice. A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

HARITHA AKKARAJU VASAT
Personal Representative

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

Estate No. 138741

151071 (11-6,11-13,11-20)

LEGALS

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

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

Notice is given that Andrea Jones, whose address is 4870 Fort Totten Drive NE, Unit 102, Washington, DC 20011, was on September 16, 2025 appointed Personal Representative of the estate of **BRENDA J. JONES**, who died on February 27, 2025 without a will.

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

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

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

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BEULAH VIRGINIA ROWLEY

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

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

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

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

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

MARY G. THOMPSON
Personal Representative

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

Estate No. 138808

151073 (11-6,11-13,11-20)

LEGALS

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BARBARA ELAINE JENNINGS

Notice is given that Angela Jennings-Barkley, whose address is 2125 Mustang Trl, Frisco, TX 75033, was on October 24, 2025 appointed Personal Representative of the estate of **BARBARA ELAINE 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)

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
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 Date

Deadline

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

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

January 1st, 2026 Edition — Noon, Wednesday, December 24, 2025

****NO EXCEPTIONS****

LEGALS

ORDER OF PUBLICATION
BY POSTING

DEWAYNE HARROD

VS.

AMBER WILSON

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

Case Number: C-16-FM-25-004345

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

That the Defendant, Amber Wil-
son is hereby notified that the Plain-
tiff, has filed a COMPLAINT FOR
ABSOLUTE DIVORCE naming
him/her as the defendant and seek-
ing the Divorce on the Grounds of
Irreconcilable Differences and 6-
Month Separation and stating that
the Defendant’s last known address
is: 18401 Queen Anne Road, Upper
Marlboro, Md 20772 and therefore it
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 28th day of No-
vember, 2025; and it is further;

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

ORDERED, THAT THE DEFEN-
DANT, AMBER WILSON, IS
HEREBY WARNED THAT FAIL-
URE TO FILE AN ANSWER OR
OTHER DEFENSE ON OR BEFORE
THE 28th day of December, 2025,
MAY RESULT IN THE CASE PRO-
CEEDING AGAINST HIM/HER
BY DEFAULT.

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

True Copy—Test:
Mahasin El Amin, Clerk

151042 (11-6,11-13,11-20)

NOTICE
DISTRICT COURT FOR PRINCE
GEORGE’S COUNTY,
MARYLAND

Located at 14735 Main Street,
Upper Marlboro, Maryland 20772

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

TOWN CENTER AT CAMP
SPRINGS HOA, INC

V.

KNIGHT, GERALD

Plaintiff

Defendant

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

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

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

mentioned in these proceedings
made and reported by the Sheriff of
this county will be ratified thirty
(30) days from the date of this No-
tice unless cause to the contrary is
shown on or before 11/24/25 pro-
vided that a copy of this Notice be
published in some newspaper pub-
lished in said county or city at least
once a week in each of three succe-
ssive weeks before 11/24/25.

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

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

151095 (11-6,11-13,11-20)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

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

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

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

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

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

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

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

MELISSA JORDAN
Personal Representative

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

Estate No. 137878

151079 (11-6,11-13,11-20)

LEGALS

ORDER OF PUBLICATION

KEYDI LOPEZ JUAREZ

VS.

GILBERTO SANCHEZ
MENDEZ

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

Case Number: C-16-FM-25-006196

ORDERED, ON THIS 12th day of
November, 2025, by the Circuit
Court for Prince George’s County
MD:

That the Defendant, Gilberto
Reyes Sanchez Mendez is hereby
notified that the Plaintiff, has filed a
PETITION FOR SOLE LEGAL AND
PHYSICAL CUSTODY OF A
MINOR and Motion for Approval
and Factual Findings to Permit
Minor’s Application for Special Im-
migrant Juvenile Status naming
him/her as the defendant and stat-
ing that the Defendant’s last known
address is: 4 Elaine Way Apt 4, San
Rafael, CA 94901 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 12th day of De-
cember, 2025; and it is further;

ORDERED, that the plaintiff shall
mail a copy of the summons, com-
plaint, and all other documents, by
regular mail, to the defendant’s last
known address at least thirty days
prior to the response date in said
order; and it is further;

ORDERED, THAT THE DEFEN-
DANT, GILBERTO REYES
SANCHEZ MENDEZ, IS HEREBY
WARNED THAT FAILURE TO
FILE AN ANSWER OR OTHER DE-
FENSE ON OR BEFORE THE 11th
day of January, 2026, MAY RESULT
IN THE CASE PROCEEDING
AGAINST HIM/HER BY DE-
FAULT.

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

True Copy—Test:
Mahasin El Amin, Clerk

151224 (11-20,11-27,12-4)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SAMUEL TOMMEY

Notice is given that George Tom-
mey, whose address is 8994 Cherry
Ln, Laurel, MD 20708, was on No-
vember 7, 2025 appointed personal
representative of the small estate of
SAMUEL TOMMEY, who died on
August 25, 2025 without a will.

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

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

All persons having claims against
the decedent must serve their claims
on the undersigned personal repre-
sentative or file them with the Re-
gister 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.

GEORGE TOMMEY
Personal Representative

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

Estate No. 139257

151216 (11-20)

ORDER OF PUBLICATION

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 AB-
SOLUTE DIVORCE naming
him/her as the defendant and seek-
ing the Divorce on the Grounds of
Irreconcilable Differences and Six-
Month Separation and stating that
the Defendant’s last known address
is: 10 Brookside Drive Apt 1A,
Greenwich, Ct 06830 and therefore
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 Decem-
ber 2025 and it is further;

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

ORDERED, THAT THE DEFEN-
DANT, NESTER NANA, IS
HEREBY WARNED THAT FAIL-
URE TO FILE AN ANSWER OR
OTHER DEFENSE ON OR BEFORE
THE 5th day of January, 2026, MAY
RESULT IN THE CASE PROCEED-
ING AGAINST HIM/HER BY DE-
FAULT.

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)

MECHANIC’S LIEN SALE

2015 VOLKSWAGON JETTA
VIN: 3VVD17AJ0FM268063

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

On the premises of:

BRANCH AVE AUTO AUCTION
7827 BRANCH AVE CLINTON MD
20735

151157 (11-13,11-20)

NOTICE

DISTRICT COURT FOR PRINCE
GEORGE’S COUNTY,
MARYLAND

Case No. 05-02-0027034-2020

Hunting Ridge Condominium As-
sociation
c/o: CM Law, 7875 Belle Point Drive
Greenbelt, MD 20770

v.

Delorise Damon
6924 Hanover Parkway, Unit 201
Greenbelt, MD 20770

Defendant

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

The property specifically de-
scribed in the inventory has been
sold at judicial sale. Inventory of
property sold.

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

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

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

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

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ALONZO MONTE WOOD

Notice is given that Hazel P Wood,
whose address is 3318 17th St NE,
Washington, DC 20018-3823, was on
September 29, 2025 appointed Per-
sonal Representative of the estate of
ALONZO MONTE WOOD who
died on January 15, 2025 with a will.

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

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

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

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

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

HAZEL P WOOD
Personal Representative

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

Estate No. 137726

151218 (11-20,11-27,12-4)

NOTICE BY POSTING

Patricia Esmeralda Argueta
Romero

v.

Jose Celio Cruz Avelar

Defendant

In the Circuit Court for
Montgomery County, Maryland

Case Number: C-15-FM-25-005027

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

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

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

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

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

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

LEGALS

ORDER OF PUBLICATION
BY POSTING

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 AB-
SOLUTE DIVORCE naming
him/her as the defendant and seek-
ing the Divorce on the Grounds of
Irreconcilable Differences and Six-
Month Separation and stating that
the Defendant’s last known address
is: 10 Brookside Drive Apt 1A,
Greenwich, Ct 06830 and therefore
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 Decem-
ber 2025 and it is further;

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

ORDERED, THAT THE DEFEN-
DANT, NESTER NANA, IS
HEREBY WARNED THAT FAIL-
URE TO FILE AN ANSWER OR
OTHER DEFENSE ON OR BEFORE
THE 5th day of January, 2026, MAY
RESULT IN THE CASE PROCEED-
ING AGAINST HIM/HER BY DE-
FAULT.

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)

MECHANIC’S LIEN SALE

2015 VOLKSWAGON JETTA
VIN: 3VVD17AJ0FM268063

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

On the premises of:

BRANCH AVE AUTO AUCTION
7827 BRANCH AVE CLINTON MD
20735

151157 (11-13,11-20)

NOTICE

DISTRICT COURT FOR PRINCE
GEORGE’S COUNTY,
MARYLAND

Case No. 05-02-0027034-2020

Hunting Ridge Condominium As-
sociation
c/o: CM Law, 7875 Belle Point Drive
Greenbelt, MD 20770

v.

Delorise Damon
6924 Hanover Parkway, Unit 201
Greenbelt, MD 20770

Defendant

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

The property specifically de-
scribed in the inventory has been
sold at judicial sale. Inventory of
property sold.

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

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

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

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

LEGALS

NOTICE BY POSTING

Patricia Esmeralda Argueta
Romero

v.

Jose Celio Cruz Avelar

Defendant

In the Circuit Court for
Montgomery County, Maryland

Case Number: C-15-FM-25-005027

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

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

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

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

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

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

MECHANIC’S LIEN SALE

2015 VOLKSWAGON JETTA
VIN: 3VVD17AJ0FM268063

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

On the premises of:

BRANCH AVE AUTO AUCTION
7827 BRANCH AVE CLINTON MD
20735

151157 (11-13,11-20)

NOTICE

DISTRICT COURT FOR PRINCE
GEORGE’S COUNTY,
MARYLAND

Case No. 05-02-0027034-2020

Hunting Ridge Condominium As-
sociation
c/o: CM Law, 7875 Belle Point Drive
Greenbelt, MD 20770

v.

Delorise Damon
6924 Hanover Parkway, Unit 201
Greenbelt, MD 20770

Defendant

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

The property specifically de-
scribed in the inventory has been
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property sold.

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20770, that is described in a Deed
recorded in Liber 5697, folio 547,
among the Land Records of Prince
George’s County.

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

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

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

THE

PRINCE GEORGE’S POST

NEWSPAPER

Call 301-627-0900 Fax 301-627-6260

LEGALS



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)

THE PRINCE GEORGE’S POST

Call 301-627-0900

Fax 301-627-6260

SUBSCRIBE TODAY!

LEGALS

CITY OF SEAT PLEASANT
LEGISLATION ADOPTED
CITY COUNCIL PUBLIC SESSION
MONDAY, NOVEMBER 3, 2025

ORDINANCE O-26-03

AN ORDINANCE concerning.

AMENDMENT OF THE
FISCAL YEAR 2025-2026 BUDGET
FOR THE CITY OF SEAT PLEASANT, MARYLAND

SECTION 1. BE IT ORDAINED BY THE SEAT PLEASANT CITY COUNCIL that the 2025- 2026 Budget of the City of Seat Pleasant, as enacted by Ordinance O-25-13, adopted on May 12, 2025, shall be amended to include the Government Office of Crime Control and Prevention Grants for Gun Violence, Body Armor, Seat Pleasant Police Accountability Support, Recruitment and Retention, State Aid for Police Protection Fund, and Warrant Reduction Program for Seat Pleasant Police Department. The Maryland 250 Grant for Public Engagement Department.

CITY OF SEAT PLEASANT
LEGISLATION ADOPTED
CITY COUNCIL PUBLIC SESSION
MONDAY, NOVEMBER 10, 2025

ORDINANCE O-26-04

AN ORDINANCE concerning.

CHAPTER 67 – Property Maintenance FOR the purpose of adopting the 2021 International Property Maintenance Code published by the International Code Council as the property maintenance code for the City of Seat Pleasant, subject to certain modifications to address conditions peculiar to the City of Seat Pleasant; establishing the minimum regulations governing the conditions and maintenance of all property, buildings and structures within the municipal boundaries of the City of Seat Pleasant; providing standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; providing for the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures; providing penalties for violations and for enforcement of the property maintenance code; providing for appeals and judicial review of certain orders or decisions relating to the property maintenance code; providing for the application of such regulations, standards and penalties; providing that the title of this Ordinance shall be deemed a fair summary; and generally relating to the adoption of a property maintenance code for the City of Seat Pleasant.

ORDINANCE O-26-05

AN ORDINANCE concerning:

AMENDMENT OF THE
FISCAL YEAR 2025-2026 BUDGET
FOR THE CITY OF SEAT PLEASANT, MARYLAND

SECTION 1. BE IT ORDAINED BY THE SEAT PLEASANT CITY COUNCIL that the 2025- 2026 Budget of the City of Seat Pleasant, as enacted by Ordinance O-25-13, adopted on May 12, 2025, shall be amended to Repay the Internal Revenue Service’s Overpayment.

ORDINANCE O-26-06

AN ORDINANCE concerning:

CHAPTER 10 – Code Enforcement

FOR the purpose of renaming certain sections this chapter to reflect the current position title of the Neighborhood Commercial and Compliance Inspector (NCC).

EMERGENCY ORDINANCE O-26-07

AN ORDINANCE concerning:

AMENDMENT OF THE
FISCAL YEAR 2025-2026 BUDGET
FOR THE CITY OF SEAT PLEASANT, MARYLAND

SECTION 1. BE IT ORDAINED BY THE SEAT PLEASANT CITY COUNCIL that the 2025- 2026 Budget of the City of Seat Pleasant, as enacted by Ordinance O-25-13, adopted on May 12, 2025, shall be amended for the purpose of Special Election to fill the vacant Ward II Council seat

Copies of this legislation are available from the Office of the City Clerk at:

City Hall
6301 Addison Rd
Seat Pleasant, Maryland 20743-2125

151229 (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:
ELIZABETH ALTHEA KING
Estate No.: 135074

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **January 13, 2026 at 10:30 A.M.**

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

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

151199 (11-13,11-20)

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

In The Estate Of:
YOMI ADEBAKIN
Estate No.: 138292

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **January 13, 2026 at 10:30 A.M.**

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

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

151200 (11-13,11-20)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
as 3010 VICEROY AVENUE, DISTRICT HEIGHTS, MD
20747-3217

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

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

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

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

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

THE DERIVATION OF SAME BEING:

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

Parcel Identification Number: 06-0473660

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

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

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

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

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

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

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

151163 (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:
GERALD FRANK ALSTON
Estate No.: 138025

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 **January 13, 2026 at 10:30 A.M.**

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

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

151201 (11-13,11-20)

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

In The Estate Of:
THOMAS MICHAEL HOLLIS
Estate No.: 134981

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Michelle Simon for judicial probate of the will dated **May 8, 2019**, and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **January 13, 2026 at 10:30 A.M.**

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

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

151202 (11-13,11-20)

LEGALS

PRINCE GEORGE’S COUNTY GOVERNMENT
BOARD OF LICENSE COMMISSIONERS

R.R. No. 83 – ALCOHOL AWARENESS: (Section 4-505 and 26-1902.1 of the Alcoholic Beverage Article)

The license holder, supervisor, or his/her designee, shall be certified by an approved alcohol awareness program and be present on the licensed premises at all times when alcoholic beverages may be sold.

151231 (11-20,11-27)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
as 714 Eucla Drive, Waldorf, MD 20601

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

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

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

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

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

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

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

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

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

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

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

151164 (11-13,11-20,11-27)

PRINCE GEORGE’S POST EARLY DEADLINE

Publication Date

Deadline

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

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

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

* * NO EXCEPTIONS * *

151229 (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 Es-
tate 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)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
BRIDGETT TAYLOR

Notice is given that Lydia Kargbo, whose address is 7105 Megan Ln, Greenbelt, MD 20770-3015, was on November 7, 2025 appointed Personal Representative of the estate of BRIDGETT TAYLOR, who died on May 6, 2025 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 7th 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.

LYDIA KARGBO
Personal Representative

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

Estate No. 137559
151222 (11-20,11-27,12-4)

LEGALS

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)

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.

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)

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

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
KATJA POTTSCHMIDT

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

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 30th day of April, 2026.

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

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

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

ANTHONY R. KRATZ, ESQ.
Personal Representative

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

Estate No. 138013
151184 (11-13,11-20,11-27)

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)

LEGALS

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

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
**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.

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)

**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)

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

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
BERLINDA ALBERTA 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)

Serving
Prince George’s
County
Since 1932

LEGALS

NOTICE

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

PRINCE GEORGE’S POST EARLY DEADLINE

Publication Date

Deadline

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

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

January 1st, 2026 Edition Noon, Wednesday, December 24, 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)

LEGALS

NOTICE

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

v.

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)

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)

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)

LEGALS

COUNTY COUNCIL HEARINGS

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

MONDAY, NOVEMBER 24, 2025
VIRTUAL MEETING
VIEW USING THE LINK PROVIDED AT:
<https://pgccouncil.us/LIVE>

10:00 A.M.

Notice is hereby given that on Monday, November 24, 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:

Ms. Tracy Simpson Appointment
Replacing: Shuanise Washington
Term Expiration: 6/15/2028

This meeting of Prince George’s County Council will be held virtually. 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.**

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

151228 (11-20)

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)

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

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 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 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 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

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

Serving Prince George’s
County Since 1932

LEGALS

RED LIGHT CAMERA
AUTOMATED SAFETY PROGRAM

Automated Red Light Enforcement Program for
The Town of Cheverly, Maryland

The Cheverly Police Department is working to modify and improve driving habits in Cheverly to ensure compliance with existing traffic laws. Educating the public about traffic enforcement is vital to any successful traffic safety program. Automated Red-Light Enforcement, commonly referred to as red light cameras, is one of the measures used by the Cheverly Police Department to improve motor vehicle and pedestrian safety.

Use of Automated Red-light Enforcement in Cheverly:

Hours of Operation:
Sunday – Saturday 24 hours per day

Locations of camera(s):

- MD 202-Landover Rd at Cheverly Ave (East & West bound).
- MD 202-Landover Rd at Kilmer St (East & West bound)

The above are existing locations, and citations are issued for violations.

- * Rt 50 East Bound off ramp @ Columbia Park Rd
- * 5602 Columbia Park Rd (intersection at 64th Ave)

**The above is a new camera location. The town will provide a warning period that shall commence on Monday, November 17, 2025.*

**Citations for captured violations shall be issued commencing Monday, December 1, 2025.*

Civil Citations impose a fine of \$75.00.

Citations will be mailed to the owner of the vehicle.

Program Description:

The Town of Cheverly Automated Red Light Enforcement Program is operated by the Cheverly Police Department. It is a safety program focused on changing and improving driver behavior through an inclusive effort involving education, engineering, and enforcement.

The Cheverly Automated Red-Light Program utilizes automated red-light cameras to enhance the safety of motorists, pedestrians, bicyclists, and children within the incorporated limits of the Town of Cheverly, Maryland.

The guiding principles are to:

- Clearly identify and communicate traffic-related safety issues to the public.
- Make automated enforcement sites visible to road users through signage and media outlets.
- Deploy Automated Red-Light Enforcement in areas where they are needed.
- Promote a fair program by deploying Automated Red-Light Enforcement only after careful consideration and studies.
- Ascertain the effectiveness of the red-light safety program through continuous evaluations.

How the Program Works:

The cameras capture the license plate images of violations, and the onboard computer records all the data associated with the violation. When the violation occurs, the automated red light equipment will record the date, the time, and the red-light violation.

The citation, which includes images of the violator’s vehicle citing the above information, is then mailed to the registered owner of the vehicle. Once the violator receives the citation, payment, or request to stand trial can be mailed to the **Town of Cheverly Police Department at PO Box 17012, Baltimore, MD 21297-1012.**

To pay online, please use the link below. Make sure to have your Citation Number and Pin Number. Your pin number is the *password* printed on the citation. Payments are not accepted at the Cheverly Park Police Department. Questions about a citation may be addressed at the Altumint Call Center at (866) 979-4824. Online citation payment can be made through the link below

www.onlinecitationpayment.com

151237 (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
2007	Toyota	Sienna	5TDZK23C77S011152
2021	Chevrolet	Tahoe	1GNSKNKD1MR210759
2015	Jeep	Compass	1C4NJDEB3FD366315
2009	Jeep	Cube	JN8AZ28R49T103933
2021	Volkswagen	Tiguan	3VV2B7AX5MM141075
2019	Jeep	Cherokee	1C4PJMDX4KD281211
2001	Ford	Explorer	1FMCU70E31UC06425
2003	Honda	Accord	1HGCM66533A007905
2007	Mazda	Mazda3	JM1BK32F971669328
2004	Ford	F150	1FTPWF14584KC05097
2019	Honda	Civic	2HGFC2F66KH538596
2013	Acura	TL	19UUA8F51DA012059
2006	Volkswagen	Jetta	3VWVG71K26M740777

151227 (11-20)

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

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

Estate No. 130165
151188 (11-13,11-20,11-27)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ROBERTHA MCLEAN

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

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

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

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

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

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

DANIELLE MCLEAN
Personal Representative

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

Estate No. 134904
151185 (11-13,11-20,11-27)

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

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

Estate No. 135658
151189 (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
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. 137043
151183 (11-13,11-20,11-27)

LEGALS

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LUTHER CEREASE SUMMERS

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

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

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

- (1) Six months from the date of the decedent’s death, except if the decedent died before October 1, 1992, nine months from the date of the decedent’s death; or
- (2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice. A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

MICHELLE J. SIMON, ESQUIRE
Personal Representative

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

Estate No. 134219
151190 (11-13,11-20,11-27)

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

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

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

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 26th day of March, 2026.

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

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

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

FRANCES ALIX VOLEL-STECH
Personal Representative

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

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

LEGALS

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

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

ERICA T DAVIS
Personal Representative

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

Estate No. 130651
151194 (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
JOHN BARNES

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

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

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

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

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

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

AMIR L BARNES
Personal Representative

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

Estate No. 138895
151192 (11-13,11-20,11-27)

LEGALS

PRINCE GEORGE’S COUNTY
GOVERNMENT

Board of License
Commissioners
(Liquor Control Board)

REGULAR SESSION

DECEMBER 3, 2025

- t/a New Deal Cafe, Michael Hartman, Audit Committee, John Campanile, Board President. Located at 113 Centerway, Greenbelt, 20770. – Request for a Special Entertainment Permit. Represented by Bradley Farrar, Esquire.
- t/a AC Hotel National Harbor Washington D.C. Area, Margery Breneman, Vice President/ Assistant Secretary, Annette London, Assistant Secretary, Terrell L. Johnson, Assistant Secretary. Located at 156 Waterfront Street, National Harbor, 20745. – Request for a Special Entertainment Permit. Represented by Leanne Schreengost, Esquire.
- t/a Dave and Buster’s, Rodolfo Rodriguez, Jr., President/Treasurer, Scott Rosuck, Vice President/Secretary. Located at 1851 Ritchie Station Court, Capitol Heights, 20743. – Request for a Special Entertainment Permit. Represented by Leanne Schreengost, Esquire.
- t/a The Hampton Conference Center, Jude Nyambi, President, Marceline Nyambi, Vice President. Located at 207 West Hampton Place, Capitol Heights, 20743. – Request for a Special Entertainment Permit.
- t/a 5 Sisters Restaurant, George Mbeng, Authorized Person, Florence Ndi, Authorized Person/Managing Member. Located at 12617 Laurel Bowie Road, Laurel, 20708. – Request for a Special Entertainment Permit.
- t/a Mexico Lindo Restaurant for Maryland, Moises J. Ramirez, President/Secretary/Treasurer. Located at 5652 Annapolis Road, Bladensburg, 20710. – Request for a Special Entertainment Permit.
- t/a Crowne Plaza College Park, Susan S. Cook, Member/ Authorized Person, James Cowen, Authorized Person. Located at 6400 Ivy Lane, Greenbelt, 20770. – Request for a Special Entertainment Permit. Represented by Linda Carter, Esquire.
- t/a Burgers@ Apollo, Tanetta Merritt, Member/Authorized Person. Located at 4531 Telfair Blvd Suite 108, Camp Springs, 20746. – Request for a Special Entertainment Permit. Represented by Linda Carter, Esquire.
- Mulugeta Tesfakiros, Sole Managing Member, Aster Hailse-Ilassie, Member, Sentayehue A. Desta, Member, t/a National Golf Club at Tantallon, 300 St. Andrews Drive, Fort Washington, 20744, for an alleged violation of R.R. No. #1 of the Rules and Regulations for Prince George’s County: Sale to or Possession By Underage Persons: A Pursuant to Sections 6-304 and 26-2707 of the Alcoholic Beverages Article of the Annotated Code of Maryland, a licensee or any of his/her employees or agents, may not sell, serve or furnish or allow the consumption or possession of any alcoholic beverages at any time to any person under the age of 21. – Represented by Charles E. Walton, Esquire. Continued from October 8, 2025, Hearing.

Patrick Nwaokwu, Managing Member, t/a GQ Palace, 8833 Greenbelt Road, Greenbelt, 20770, for an alleged violation of R.R. No. #83 of the Rules and Regulations for Prince George’s County: Alcohol Awareness: Pursuant to Section 4-505 and 26-1902.1 of the Alcoholic Beverage Article of the Annotated Code of Maryland, the licensee(s) of, or a person employed at, a licensed premises must be certified by an approved alcohol awareness program. The license holder or an individual designated by the license holder who is employed in a supervisory capacity shall be present on the license premises at all times when alcoholic beverages may be sold.

Dean Manternach, President, LaVonne Snowden, Assistant Secretary, Mark Evans, Secretary, t/a Courtyard Largo/Capital Beltway, 1320 Caraway Court, Largo, 20774, for an alleged violation of R.R. No. #32 of the Rules and Regulations for Prince George’s County: Inspections: All license holders, their agents and employees, must cooperate with representatives of the Board of License Commissioners, members of the Police Department, Fire Authorities, Health Department, Department of Permitting, Inspections and Enforcement, Grand Jury, and representatives of other authorized agencies whenever any of these persons are on the licensed premises on official business and shall comply with any reasonable order of such authorities or other public authority designed to promote the health, safety and general welfare of the public at large.

Blanche Mokoso, Co-Owner/ CEO, Patrick Kamgang, Co-Owner/President, t/a Map Grill & Bar, 4503 Queensbury Road, Riverdale Park, 20737, for an alleged violation of Section 26-2102 of the Alcoholic Beverage Article of the Annotated Code of Maryland and Rule and Regulation 88-NON EFFECTUATION (Failure to put approved license or permits in use) of the Rules and Regulations for Prince George’s County.

Dean Manternach, President, LaVonne Snowden, Assistant Secretary, Mark Evans, Secretary, t/a Courtyard Largo/Capital Beltway, 1320 Caraway Court, Largo, 20774, for an alleged violation of R.R. No. #32 of the Rules and Regulations for Prince George’s County: Inspections: All license holders, their agents and employees, must cooperate with representatives of the Board of License Commissioners, members of the Police Department, Fire Authorities, Health Department, Department of Permitting, Inspections and Enforcement, Grand Jury, and representatives of other authorized agencies whenever any of these persons are on the licensed premises on official business and shall comply with any reasonable order of such authorities or other public authority designed to promote the health, safety and general welfare of the public at large.

Blanche Mokoso, Co-Owner/ CEO, Patrick Kamgang, Co-Owner/President, t/a Map Grill & Bar, 4503 Queensbury Road, Riverdale Park, 20737, for an alleged violation of Section 26-2102 of the Alcoholic Beverage Article of the Annotated Code of Maryland and Rule and Regulation 88-NON EFFECTUATION (Failure to put approved license or permits in use) of the Rules and Regulations for Prince George’s County.

Dean Manternach, President, LaVonne Snowden, Assistant Secretary, Mark Evans, Secretary, t/a Courtyard Largo/Capital Beltway, 1320 Caraway Court, Largo, 20774, for an alleged violation of R.R. No. #32 of the Rules and Regulations for Prince George’s County: Inspections: All license holders, their agents and employees, must cooperate with representatives of the Board of License Commissioners, members of the Police Department, Fire Authorities, Health Department, Department of Permitting, Inspections and Enforcement, Grand Jury, and representatives of other authorized agencies whenever any of these persons are on the licensed premises on official business and shall comply with any reasonable order of such authorities or other public authority designed to promote the health, safety and general welfare of the public at large.

Blanche Mokoso, Co-Owner/ CEO, Patrick Kamgang, Co-Owner/President, t/a Map Grill & Bar, 4503 Queensbury Road, Riverdale Park, 20737, for an alleged violation of Section 26-2102 of the Alcoholic Beverage Article of the Annotated Code of Maryland and Rule and Regulation 88-NON EFFECTUATION (Failure to put approved license or permits in use) of the Rules and Regulations for Prince George’s County.

Dean Manternach, President, LaVonne Snowden, Assistant Secretary, Mark Evans, Secretary, t/a Courtyard Largo/Capital Beltway, 1320 Caraway Court, Largo, 20774, for an alleged violation of R.R. No. #32 of the Rules and Regulations for Prince George’s County: Inspections: All license holders, their agents and employees, must cooperate with representatives of the Board of License Commissioners, members of the Police Department, Fire Authorities, Health Department, Department of Permitting, Inspections and Enforcement, Grand Jury, and representatives of other authorized agencies whenever any of these persons are on the licensed premises on official business and shall comply with any reasonable order of such authorities or other public authority designed to promote the health, safety and general welfare of the public at large.

Blanche Mokoso, Co-Owner/ CEO, Patrick Kamgang, Co-Owner/President, t/a Map Grill & Bar, 4503 Queensbury Road, Riverdale Park, 20737, for an alleged violation of Section 26-2102 of the Alcoholic Beverage Article of the Annotated Code of Maryland and Rule and Regulation 88-NON EFFECTUATION (Failure to put approved license or permits in use) of the Rules and Regulations for Prince George’s County.

Dean Manternach, President, LaVonne Snowden, Assistant Secretary, Mark Evans, Secretary, t/a Courtyard Largo/Capital Beltway, 1320 Caraway Court, Largo, 20774, for an alleged violation of R.R. No. #32 of the Rules and Regulations for Prince George’s County: Inspections: All license holders, their agents and employees, must cooperate with representatives of the Board of License Commissioners, members of the Police Department, Fire Authorities, Health Department, Department of Permitting, Inspections and Enforcement, Grand Jury, and representatives of other authorized agencies whenever any of these persons are on the licensed premises on official business and shall comply with any reasonable order of such authorities or other public authority designed to promote the health, safety and general welfare of the public at large.

Blanche Mokoso, Co-Owner/ CEO, Patrick Kamgang, Co-Owner/President, t/a Map Grill & Bar, 4503 Queensbury Road, Riverdale Park, 20737, for an alleged violation of Section 26-2102 of the Alcoholic Beverage Article of the Annotated Code of Maryland and Rule and Regulation 88-NON EFFECTUATION (Failure to put approved license or permits in use) of the Rules and Regulations for Prince George’s County.

Dean Manternach, President, LaVonne Snowden, Assistant Secretary, Mark Evans, Secretary, t/a Courtyard Largo/Capital Beltway, 1320 Caraway Court, Largo, 20774, for an alleged violation of R.R. No. #32 of the Rules and Regulations for Prince George’s County: Inspections: All license holders, their agents and employees, must cooperate with representatives of the Board of License Commissioners, members of the Police Department, Fire Authorities, Health Department, Department of Permitting, Inspections and Enforcement, Grand Jury, and representatives of other authorized agencies whenever any of these persons are on the licensed premises on official business and shall comply with any reasonable order of such authorities or other public authority designed to promote the health, safety and general welfare of the public at large.

Blanche Mokoso, Co-Owner/ CEO, Patrick Kamgang, Co-Owner/President, t/a Map Grill & Bar, 4503 Queensbury Road, Riverdale Park, 20737, for an alleged violation of Section 26-2102 of the Alcoholic Beverage Article of the Annotated Code of Maryland and Rule and Regulation 88-NON EFFECTUATION (Failure to put approved license or permits in use) of the Rules and Regulations for Prince George’s County.

Dean Manternach, President, LaVonne Snowden, Assistant Secretary, Mark Evans, Secretary, t/a Courtyard Largo/Capital Beltway, 1320 Caraway Court, Largo, 20774, for an alleged violation of R.R. No. #32 of the Rules and Regulations for Prince George’s County: Inspections: All license holders, their agents and employees, must cooperate with representatives of the Board of License Commissioners, members of the Police Department, Fire Authorities, Health Department, Department of Permitting, Inspections and Enforcement, Grand Jury, and representatives of other authorized agencies whenever any of these persons are on the licensed premises on official business and shall comply with any reasonable order of such authorities or other public authority designed to promote the health, safety and general welfare of the public at large.

Blanche Mokoso, Co-Owner/ CEO, Patrick Kamgang, Co-Owner/President, t/a Map Grill & Bar, 4503 Queensbury Road, Riverdale Park, 20737, for an alleged violation of Section 26-2102 of the Alcoholic Beverage Article of the Annotated Code of Maryland and Rule and Regulation 88-NON EFFECTUATION (Failure to put approved license or permits in use) of the Rules and Regulations for Prince George’s County.

Dean Manternach, President, LaVonne Snowden, Assistant Secretary, Mark Evans, Secretary, t/a Courtyard Largo/Capital Beltway, 1320 Caraway Court, Largo, 20774, for an alleged violation of R.R. No. #32 of the Rules and Regulations for Prince George’s County: Inspections: All license holders, their agents and employees, must cooperate with representatives of the Board of License Commissioners, members of the Police Department, Fire Authorities, Health Department, Department of Permitting, Inspections and Enforcement, Grand Jury, and representatives of other authorized agencies whenever any of these persons are on the licensed premises on official business and shall comply with any reasonable order of such authorities or other public authority designed to promote the health, safety and general welfare of the public at large.

A virtual hearing will be held via Zoom at 7:00 p.m. on Wednesday, December 3, 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
November 13, 2025

151230 (11-20,11-27)

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)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARY JEAN GAINES

Notice is given that Russell Gaines, whose address is 8209 Fort Foote Rd, Fort Washington, MD 20744-5526, was on October 30, 2025 appointed Personal Representative of the estate of MARY JEAN GAINES, who died on December 30, 2024 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 30th day of April, 2026.

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 subdivision 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)

LEGALS

NOTICE

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

vs.

Tariq Abdullah Omer aka Tariq Omer and Samira Mohamed Aldeeb

Defendants
IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND

CIVIL NO. C-16-CV-25-003556

ORDERED, this 6th day of November, 2025 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 6337 Kinsey Terrace, Lanham, Maryland 20706 mentioned in these proceedings, made and reported by Laura H.G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 8th day of December, 2025 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 8th day of December, 2025, next.

The report states the amount of sale to be \$456,000.00.

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

151209 (11-13,11-20,11-27)

ORDER OF PUBLICATION BY POSTING

ROSIRMINA ARRIAZA PEREZ

VS.

SANTOS FUENTES FUENTES

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

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

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

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

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

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

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

ORDERED, THAT THE DEFENDANT, SANTOS CEFERINO FUENTES FUENTES, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 30th day of December, 2025, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DEFAULT.

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

True Copy—Test:
Mahasin El Amin, Clerk
151092 (11-6,11-13,11-20)

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)

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)



LEGALS

NOTICE

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

v.

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

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

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

CITY OF GLENARDEN, MARYLAND REQUEST FOR PROPOSALS

Certified Real Estate Appraisal & Valuation Services (RFP No. 2025-02) Qualified Maryland Certified General Appraisers are invited to submit proposals for appraisal of all City-owned parcels.

Due: Dec 1, 2025 at 1 PM.

Send 1 original, 3 copies + 1 electronic copy to: City of Glenarden, Office of the City Manager, 8600 Glenarden Pkwy, Glenarden MD 20706.

Questions: Bwood@cityofglenarden.org | (301) 773-2100.

151238 (11-20)

CITY OF GLENARDEN, MARYLAND REQUEST FOR PROPOSALS

Design & Construction Services for New Police Station (RFP No. 2025-03) Qualified architectural and engineering firms are invited to submit proposals for Design Development, Construction Drawings, Bidding, and Construction Administration for the new Glenarden Police Station at 7919 Martin Luther King Jr. Hwy, Glenarden, MD.

Due: Dec 16, 2025 at 4:00 PM.

Submit to: City of Glenarden — Office of the City Manager, 8600 Glenarden Pkwy, Glenarden, MD 20706

Email copies to bwood@cityofglenarden.org and csimpson@cityofglenarden.org. Details at www.cityofglenarden.org.

151239 (11-20)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
MARGARET ANN HERSH

Notice is given that Joel G Hersh, whose address is 2508 Airy Hill Cir #4, Crofton, MD 21114-2730, and Dawn R Carter, whose address is 9520 Worrell Ave, Lanham, MD 20706-4033, were on Novmber 7, 2025 appointed Co-Personal Representatives of the estate of MARGARET ANN HERSH who died on August 31, 2025 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the co-personal representatives shall file their objection with the Register of Wills on or before the 7th 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 7th day of May, 2026.

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

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

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

JOEL G HERSH
DAWN R CARTER
Co-Personal Representatives

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 138906
151221 (11-20,11-27,12-4)

LEGALS

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

In The Estate Of:
DUANE L. MITCHELL
AKA: DUANE LAMAR MITCHELL
Estate No.: 136755

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **January 6, 2026 at 10:30 A.M.**

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

REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
CERETA A. LEE
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
PHONE: (301) 952-3250
151198 (11-13,11-20)

LEGALS

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

In The Estate Of:
THOMAS MICHAEL HOLLIS
Estate No.: 134981

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **January 13, 2026 at 10:30 A.M.**

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

REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
CERETA A. LEE
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
PHONE: (301) 952-3250
151203 (11-13,11-20)

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

LEGALS

MECHANIC'S LIEN SALE

Freestate Lien & Recovery Inc will sell at public auction the following vehicles / vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George’s County Courthouse, 14735 Main Street, specifically at the entrance to the Duvall Wing, Upper Marlboro MD 20772 at 04:00 P.M on 12/05/2025. Purchaser of the vehicle(s) must have it inspected as provided in Transportation Code of Maryland. The following may be inspected during normal business hours at the Lienor’s Location. If anyone has an interest in any of the vehicles or vessels listed below, please call us at the number listed below. All parties claiming interest in the following may contact Freestate Lien & Recovery Inc, at 410-867-9079.

LOT# 10773
2017 HONDA
VIN# 1HGCR2F36HA009826

LOT# 10767
2015 KIA
VIN# KNAGM4A78F5540274

LOT# 10783
2024 FORD
VIN# 3FMTK1R47RMA51746

LOT# 10803
2023 MITSUBISHI
VIN# JA4J4UA86PZ058408

LOT# 10804
2007 CHEVROLET
VIN# 1GNFK13087J355046

LOT# 10812
2000 LEXUS
VIN# JT6GF10U8Y0044773

**Terms of Sale: CASH
Public Sale
12% Buyer premium
The Auctioneer reserves the right to post a minimum bid.
Everything sold AS-IS**

**Freestate Lien & Recovery Inc
610 Bayard Rd
Lothian MD 20711
410-867-9079**

151240 (11-20,11-27)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
MARGARET SCHWARTZ KAMMARMAN
AKA: MARGARET ANN KAMMARMAN

Notice is given that Marci S Bellofatto, whose address is 8542 Woodland Manor Dr, Laurel, MD 20724-1906, was on November 7, 2025 appointed Personal Representative of the estate of MARGARET SCHWARTZ KAMMARMAN, who died on February 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 of the personal representative shall file their objection with the Register of Wills on or before the 7th 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 7th 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.

MARCI S BELLOFATTO
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 136626
151223 (11-20,11-27,12-4)

LEGALS

CITY OF GLENARDEN PUBLIC NOTICE

The City of Glenarden will be installing a stop sign monitoring system in accordance with §21–707.1 of the Maryland Transportation Article and Ordinance O-11-2025. This monitor will be located at Johnson Ave & Glenardan Pkwy WB. Ticketing for violations will begin on Nov 24, 2025. Violations for a stop sign infraction will be \$40. For questions regarding this program, you can reach the town offices at 301-773-2100 or visit <https://cityofglenarden.org/>.

151236 (11-20)

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: **11/28/2025.**

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

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

1996 GMC	3350 VA	3023XL	1GDJG31K7TF850562
2001 TOYOTA	US CARGO VA	CT823277	4X4UUS4281W003984
	ROUND TOP		
2022 HOMESTEADER	TRAILER MD	386588X	5HABE1017NN112186

**ABANDONED TRAILER
BLUE TRAILER WITH A WOODEN PLATAFORM. TAG# IN PD16181
LOCATION:
3201 Leslie Ave, Temple Hills, MD 20748**



**ABANDONED TRAILER AND BOAT
CLOSED TRAILER WITH THE WORDS INTRUDER, FILLED WITH DEBRIS INSIDE.
TAG# VA 208126TL
LOCATION:
1651 Sansbury Rd, Upper Marlboro, MD 20774**



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

2010 HYUNDAI	TUSCAN MD	3GR9818	KM8JU3AC1AU050060
2012 HONDA	CIVIC	9DX0352	19XFB2F96CE322482
2015 TOYOTA	CAMRY VA	TYH2349	4T1BF1FK4FU491823
2010 NISSAN	SENTRA	TGU7395	3N1AB6A7AL726166
2002 TOYOTA	CAMRY VA	TDD4382	4T1BE32K32U544817
2019 JEEP	CHEROKEE MD	9GL4551	1C4PJMCB4KD120749
2008 HONDA	ACCORD VA	TWK2244	1HGC52284A000628
2007 GMC	SAVANA	1GCTFG15X17	

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LEGALS

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

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

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

You must reclaim these vehicles by: 11/27/2025.

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

ALLEYCAT TOWING & RECOVERY
5110 BUCHANAN ST
EDMONSTON, MD 20781
301-864-0323

2013 CADILLAC ESCALADE 1GYS4BEF3DR345041

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

2019	ACURA	TLX			19UUB2F81KA002293
2017	CHEVROLET	EQUINOX	VA	TMS7940	2GNALCEK2H1612179
2013	NISSAN	SENTRA			3N1AB7AP4DL697722
2005	WABASH	TRAILER	MD	259915X	1JJV532W25L901314
2007	CHEVROLET	SUBURBAN	VA	TEK5878	3GNFC160X7G206762
1997	FORD	F-150	MD	8CL0688	1FTDF1720VNA27478
2009	NISSAN	ALTIMA	MD	5EL1403	1N4AL21E89NA409662
2015	INTERNATIONAL	LF687			3HSDJAPR7FN512905
2013	FREIGHTLINER	CASCADIA 125			1FUJGLBXDLFG8988
2001	KENWORTH	W900	MD	40465F	1XKWDB9XX1J869862
2015	INTERNATIONAL	LF687			3HSDJAPR6FN014890
2017	KAUFMAN	TRAILER			5VCGFL3528HL001454
1998	FORD	E-450			1FDXE40S7WHB34194
1999	INTERNATIONAL	3800	VA	TWX9325	1HVB1ABN6XA090614
N/A	TRAILER	TRAILER			1S9FD3425WS356346
2012	TRAILER	WA			1JJV532D3CL710674
2006	CHEVROLET	EXPRESS 2500	MD	9BL6990	1GCCG25V061239092
2001	DODGE	STRATUS			4B33AC521H91E060122
2003	ISUZU	NPR	MD	9ED2385	JALB4B14937002723
2004	FORD	F150	MD	9FL5385	2FTRX18WX4CA60934

ABANDONED TRAILER AND BOAT
WHITE BOAT WITH RED/BURGANDY LINE ON TOP AND BOT-
TOM.
TRAILER WITH BOAT PARKED NEXT TO DIBRISS. BOAT FILLED
WITH DEBRIS.
TRAILER VIN# 1PHABBM11E1002056.
LOCATION:
4199 Old Branch Ave, Temple Hills, MD 20748



J & J TOWING
8545 DELANO ROAD
CLINTON, MD 20735
301-568-3284

2004 BMW 330I VA UKG5670 WBAEV53454KM33758

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

2019 CHEVROLET MALIBU 1G1ZD5ST3KF165730

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

2008	TOYOTA	COROLLA			2T1BR32E08C927896
1999	DODGE	DURANGO	MD	6833Z6	1B4HS28Y6XF680851

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

2016 NISSAN ALTIMA NC KFK1806 1N4AL3AP8GC288129

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

2007	GMC	YUKON	MD	8EB2237	1GKFK63877J234590
2014	CHEVROLET	MALIBU			1G11B5SL2EF288894
2011	AUDI	Q5	DE	D24177	WA1LFAFP1BA103862
2017	NISSAN	ALTIMA	MD	2FH1398	1N4AL3AP7HC194552
2012	CHEVROLET	CRUZE	MD	1GD8305	1G1PC55H1C7278464
2007	CHEVROLET	IMPALA	VA	TFR4653	2G1WD58C279217259
2000	HONDA	ACCORD	VA	TUT1564	JHMMC66681YC005175
1999	LEXUS	GS 300	VA	TGK3643	JT8BD68S0X0060150
2004	TOYOTA	COROLLA	MD	7FB8558	2T1BR32E84C308005
2008	VOLKSWAGEN	JETTA	VA	TJS1990	3VWJZ71K48M083862
2016	NISSAN	370Z	VA	TRX9596	JN1AZ4EH2GM934392
2009	NISSAN	ALTIMA	KS	0749ACS	1N4BL21E09C182547

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

2010	TOYOTA	COROLLA			1NXBU4EEXAZ317749
2004	DODGE	DAKOTA	MD	4EX1743	1D7FL16K64S682270
2013	MAZDA	3			JM1BL1U8XD1703935

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LEGALS

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., As-signee,

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., As-signee,

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)

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LEGALS

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., As-signee,

Plaintiff

v.

Alexander Montague and Deneil R. Montague

Defendant(s)

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

NOTICE is hereby given this 3rd day of November, 2025, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 3rd day of December, 2025 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 3rd day of December, 2025.

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

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)

LEGALS

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

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

In The Estate Of:
LATONYA RENEE KERR
Estate No.: 137436

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **January 6, 2026 at 10:30 A.M.**

This hearing may be transferred or 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)

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

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

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Joshua E. Zukerberg for judicial probate for 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
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)

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

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

SITTING AS A JUVENILE COURT

In Re: GUARDIANSHIP OF: CHRISTOPHER M.

Case No. C-1-JV-25-000470
CROSS-REFERENCE WITH: CINA-22-0105

NOTICE BY PUBLICATION TO FATHER

To: Jermaine Bowlding
Relationship: Natural Father

You are hereby notified that a guardianship case has been filed in the Circuit Court for Prince George’s County, Maryland, Case No. C-16-JV-25-000470. All persons who believe themselves to be the parents of a male child born on the 2nd day of April 2011, in Clinton, Maryland to Sheila Magee, natural mother, aged 41-years old at the time of birth and Jermaine Bowlding, natural father, date of birth unknown, shall file a written response. A copy of the Show Cause Order may be obtained from the Juvenile Clerk’s Office at 14735 Main Street, Room D1033, Upper Marlboro, Maryland 20772; telephone number: 301-952-5087. If you do not file a written objection within 30 days after publication, you will have agreed to the permanent loss of your parental rights to this child.

Althea R. Jones
Associate Judge
Seventh Judicial Circuit
For Prince George’s County, Maryland

151225 (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)

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

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

SITTING AS A JUVENILE COURT

In Re: GUARDIANSHIP OF: CHRISTOPHER M.

Case No. C-1-JV-25-000470
CROSS-REFERENCE WITH: CINA-22-0105

NOTICE BY PUBLICATION TO FATHER

To: John Doe
Relationship: Putative Father

You are hereby notified that a guardianship case has been filed in the Circuit Court for Prince George’s County, Maryland, Case No. C-16-JV-25-000470. All persons who believe themselves to be the parents of a male child born on the 2nd of April 2011, in Clinton, Maryland to Sheila Magee, natural mother, aged 41 years old at the time of birth and John Doe, putative father, date of birth unknown, shall file a written response. A copy of the Show Cause Order may be obtained from the Juvenile Clerk’s Office at 14735 Main Street, Room D1033, Upper Marlboro, Maryland 20772; telephone number: 301-952-5087. If you do not file a written objection within 30 days after publication, you will have agreed to the permanent loss of your parental rights to this child.

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

151226 (11-20)

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 207

LEGALS

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on May 12, 2006, a certain Deed of Trust was executed by Alvan M. Crews, and Janet T Crews as Grantor(s) in favor of Seattle Mortgage Company as Beneficiary, and Ronald S. Deutsch, Esq as Trustee(s), and was recorded on June 9, 2006, in Book 25277, Page 437 in the Office of the Land Records for Prince George’s County, Maryland; and

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

WHEREAS, the Deed of Trust is now owned by the Secretary, pursuant to an assignment dated June 17, 2019, and recorded on July 25, 2019, in Book 42351, Page 388, in the office of the Land Records for Prince George’s County, Maryland; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on July 15, 2025, was not made and remains wholly unpaid as of the date of this notice, and the Property has ceased to be the principal residence of the Borrower for reasons other than death and the Property is not the principal residence of at least one other Borrower, and no payment has been made sufficient to restore to the loan to currency; and

WHEREAS, the entire amount delinquent as of October 21, 2025 is \$496,899.25; and

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

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary’s designation of me as Foreclosure Commissioner, notice is hereby given that on December 9, 2025 at 11:30 am local time, all real and personal property at or used in connection with the following described premises (“Property”) will be sold at public auction to the highest bidder:

See attached Exhibit A

Commonly known as: 12800 Willow Wind Circle, Fort Washington, MD 20744

Tax ID: 05-0301200

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

The Secretary of Housing and Urban Development will bid \$496,899.25.

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

When making their bids, all bidders except the Secretary must submit a deposit totaling \$50,000.00 in the form of a certified check or cashier’s check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$50,000.00 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier’s check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

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

If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder.

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

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

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

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

Date: October 21, 2025

Cohn, Goldberg & Deutsch, LLC
Foreclosure Commissioner

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

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

SCHEDULE “A” LEGAL DESCRIPTION

BEING KNOWN AND DESIGNATED as Lot numbered Ten (10), in Block lettered “C”, in Section numbered Six (6), in the subdivision known as “TAN-TALLON ON THE POTOMAC”, as per plat recorded in Plat Book WWW 50, Plat No. 99, among the Land Records of Prince Georges County, Mary-

LEGALS

land. Said property being located in the 5th Election District. APN #05-0301200

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151234 (11-20,11-27,12-4)

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on March 10, 2008, a certain Deed of Trust was executed by Christine J. White as Grantor(s) in favor of Financial freedom Senior Funding Corporation as Beneficiary, and Bethesda Title & Escrow as Trustee(s), and was recorded on April 3, 2008, in Book 2958, Page 268 in the Office of the Land Records for Prince George’s County, Maryland; and

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

WHEREAS, the Deed of Trust is now owned by the Secretary, pursuant to an assignment dated March 21, 2014, and recorded on May 5, 2014, in Book 35964, Page 133, in the office of the Land Records for Prince George’s County, Maryland; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on July 2, 2025, was not made and remains wholly unpaid as of the date of this notice, and a Borrower has died and the Property is not the principal residence of at least one surviving Borrower, and no payment has been made sufficient to restore to the loan to currency; and

WHEREAS, the entire amount delinquent as of October 23, 2025 is \$414,067.59; and

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

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary’s designation of me as Foreclosure Commissioner, notice is hereby given that on December 9, 2025 at 11:30 am local time, all real and personal property at or used in connection with the following described premises (“Property”) will be sold at public auction to the highest bidder:

See attached Exhibit A

Commonly known as: 621 71st Avenue, Capitol Heights, MD 20743

Tax ID: 18-2115079

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

The Secretary of Housing and Urban Development will bid \$414,067.59.

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

When making their bids, all bidders except the Secretary must submit a deposit totaling \$41,500.00 in the form of a certified check or cashier’s check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$41,500.00 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier’s check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

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

If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder.

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

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

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

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

Date: October 23, 2025

Cohn, Goldberg & Deutsch, LLC
Foreclosure Commissioner

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

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

LEGALS

EXHIBIT “A”

Lot numbered Sixty-Two (62) in Block Lettered “B” in the subdivision known as GREGORY FARMS” in Prince George’s County, Maryland, as per plat thereof recorded in Plat Book WWW-17 at Plat 78, one of the Land Records of said Prince George’s County, Maryland. Election District No. 18.

Property Address:621 71st Avenue, Seat Pleasant, MD, 20743

TAX ID: 18-2115079

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(410) 825-2900
www.tidewaterauctions.com

151235 (11-20,11-27,12-4)

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

13060 SALFORD TERRACE
UPPER MARLBORO, MD 20772

By authority contained in a Deed of Trust dated May 3, 2006 and recorded in Liber 25198, Folio 709, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$238,500.00, and an interest rate of 7.625%, 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 9, 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 \$20,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo /HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

Richard E. Solomon, et al.,
Substitute Trustees

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

151232 (11-20,11-27,12-4)

LEGALS

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1099 WINTERSON ROAD,SUITE 301
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www.cgd-law.com/sales

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED REAL PROPERTY

12713 GLADYS RETREAT CIRCLE,
UNIT #99
BOWIE, MD 20720

By authority contained in a Deed of Trust dated December 8, 2006 and recorded in Liber 29002, Folio 204, modified by Loan Modification Agreement recorded on September 24, 2014, at Liber No. 36341, Folio 386, and further modified by Loan Modification Agreement recorded on April 19, 2016, at Liber No. 38110, Folio 419, and further modified by Loan Modification Agreement recorded on June 11, 2018, at Liber No. 40995, Folio 102, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$386,500.00, and an interest rate of 3.875%, 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

DECEMBER 9, 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 \$36,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo /HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

Richard E. Solomon, et al.,
Substitute Trustees

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