

'Tis the Season To Be Thankful



Happy Thanksgiving from

*The Prince
George's Post*

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)

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)

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Call Today
301-627-0900

LEGALS

NOTICE TO CREDITORS OF
APPOINTMENT OF
FOREIGN PERSONAL
REPRESENTATIVE

NOTICE IS HEREBY GIVEN that the Superior Court of District of Columbia county, District of Columbia, appointed KELLI A MCEADDY, whose address is 5306 85th Ave, New Carrollton, MD 20784-3248, as the Personal Representative of the Estate of Dorothy M Bell who died on December 12, 2022 domiciled in District of Columbia, United States.

At the time of death, the decedent 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.

KELLI A MCEADDY
Foreign Personal Representative

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

Estate No. 139133
151206 (11-13,11-20,11-27)

LEGALS

NOTICE OF REPORT
OF SALE

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

LEGALS

NOTICE OF REPORT
OF SALE

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

NOTICE OF REPORT
OF SALE

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

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

LEGALS

NOTICE OF REPORT
OF SALE

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

Christina A Heinzman and
Ronald L. Heinzman
Defendant(s)

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

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

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

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

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

LEGALS

NOTICE OF REPORT
OF SALE

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

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)

NOTICE OF REPORT OF SALE

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

Plaintiff

v.

Richard A. King III

Defendant(s)

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

NOTICE is hereby given this 3rd day of November, 2025, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings made and reported by Daniel 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 \$ 69,125.39. The property sold herein is One 1,010,000/389,331,000 fractional fee simple undivided Designated Vacation Ownership Interest (the “Designated VOI”) in the 18 Designated VOI Units numbered 707, 722, 807, 822, 922, 1101, 1102, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121 and 1122 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Designated VOI Units in Capital Cove at National Harbor, a Condominium (the “Timeshare Project”) as described in “Declaration of Condominium for Capital Cove at National Harbor, a Condominium” dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George’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
151139 (11-13,11-20,11-27)

THIS COULD BE YOUR AD!
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LEGALS

NOTICE OF REPORT OF SALE

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

Plaintiff

v.

Jenelle D. Wiggins

Defendant(s)

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

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

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

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

True Copy—Test:
Mahasin El Amin, Clerk
151148 (11-13,11-20,11-27)

LEGALS

NOTICE OF REPORT OF SALE

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

Plaintiff

v.

Adam Frederick and Ann M. Frederick

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland Civil Case No. C-16-CV-25-002906

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

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

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

True Copy—Test:
Mahasin El Amin, Clerk
151146 (11-13,11-20,11-27)

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LEGALS

ORDER OF PUBLICATION

Gallagher Elden Law, LLC
1906 Towne Center Blvd., Suite 265
Annapolis, MD 21401

Plaintiff,

Estate of Bessie White
c/o Rachel Scott
4300 Ethland Avenue
Baltimore, MD 21207
Serve On: PR John Pumphrey
3916 Gwynn Falls Pkwy
Baltimore, Maryland
21216

&

Estate of Grace Pumphrey
Serve On: PR Lucille Hedpspeth
2612 Chelsea Terrace
Baltimore, Maryland
21216

&

Estate of Elsie Price
Serve On: PR Rachel Scott
4300 Ethland Avenue
Baltimore, MD 21207
Serve On: Estate of Rachel Scott
PR Barry Scott
643 Westview Street
Philadelphia, Pennsylvania
19119

&

Estate of Frederick Scott, Jr.
Serve On: PR Matt C. Wathen, Esq.
658 Kenilworth Dr.
Ste. 203
Towson, Maryland
21204-2334

&

Estate of David Scott
Serve On: PR M Elizabeth Scott
830 W 40th St., Apt. 553
Baltimore, Maryland
21211-2178

&

Estate of Rachel Scott
Serve On: PR Barry Scott

LEGALS

ORDER OF PUBLICATION

643 Westview Street
Philadelphia, Pennsylvania
19119

&

Patricia Waddy
6923 Tolling Bells Ct
Columbia, MD 21044

&

Ada Armstead
3806 Hillsdale Road
Gwynn Oak, Maryland 21207

&

Estate of Elizabeth East
Serve On: Alt. PR Myron C. East
914 N Woodington Rd
Baltimore, Maryland
21229

&

Estate of Ernest Lindsay
Serve On: RA Virginia Howard
Lindsay
3314 Bayonne Avenue
Baltimore, Maryland
21214

&

Brenda Moore
5723 Arnhem Road
Baltimore, Maryland 21206

&

Lorrie Lindsay
6 Bayship Road
Dundalk, Maryland 21222

&

Frazier Lindsay
1804 W Lexington St
Baltimore, Maryland 21223

&

Selena Lindsay
5114 Arbutus Ave
Baltimore, Maryland 21215

&

Midland Funding LLC
350 Camino De La Reina, Ste 300
San Diego, California 92108
Serve On: RA CSC Lawyers
Incorporating Service
Company
1 St. Paul Street, Ste. 820
Baltimore, Maryland
21202

&

London Woods Community HOA Inc.
551 Commerce Drive B
Upper Marlboro, Maryland 2077
Serve On: RA Leonard C. Bennett, Esq.
5000 Sunnyside Ave,
Ste. 101
Beltsville, Maryland
20705

And

The State of Maryland
Attorney General of Maryland
Anthony G. Brown
200 St. Paul Place
Baltimore, Maryland 21202

And (for Maryland Annotated Code § 14-836(b)(1)(v))

And

Prince George’s County, Maryland
Anthony D. Jones, County Attorney
1301 McCormick Drive
Largo, MD 20774

And

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 5719 WALNUT AVE, LANHAM, MD 20706-0000, Parcel No. 14-1674407

And

ANY UNKNOWN OWNER OF THE PROPERTY 5719 WALNUT AVE, LANHAM, MD 20706-0000, Parcel No. 14-1674407

Defendants.

In the Circuit Court for Prince George’s County

Case No.: C-16-CV-25-006427

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, Parcel Identification Number 14-1674407 in Prince George’s County, sold by the Collector of Taxes for Prince George’s County and the State of Maryland to the Plaintiff in this proceeding:

LOT 36

Street Address: 5719 WALNUT AVENUE, LANHAM, MD 20706-0000

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

It is thereupon this 17th day of November, 2025, by the Circuit Court for Prince Georges County, that notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George’s County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of January 2026, and redeem the property with Parcel Identification Number 14-1674407 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
151244 (11-27,12-4,12-11)

Petitioner,

v.

Florence T Moreland Revocable Trust,
Prince George’s County, Maryland

And

UNKNOWN OCCUPANT (if any)
Leasing the property at
15632 Livingston Rd, Accokeek, MD 20607

And

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY: 15632 Livingston Rd, Accokeek, MD 20607, Parcel No. 05-0318287

And

UNKNOWN OWNERS OF THE PROPERTY: 15632 Livingston Rd, Accokeek, MD 20607, Parcel No. 05-0318287

The unknown owner’s heirs, devisees, and Personal Representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George’s County
Case No.: C-16-CV-25-006428

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

All that property in Prince George’s County described as: Tax Account Number: 05-0318287, S Pt Lt 11 Eq.6499 Acres .6400 Acres. Accokeek Acres Assmt \$5,500 Lib 41569 Fl 103 and assessed to Moreland Florence T Revocable

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

It is thereupon this 17th day of November, 2025, by the Circuit Court for Prince George’s County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George’s County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of January 2026, and redeem the property with Parcel Identification Number 05-0318287 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
151245 (11-27,12-4,12-11)

Marc W Boland
4419 East West Highway
Bethesda, MD 20814
301-951-0555

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF DONNA LEE TIPPETT MILLER AKA: DONNA L MILLER

Notice is given that Charles V Cooley, whose address is 6200 Old Washington Rd, Elkridge, MD 21075, was on November 14, 2025 appointed Personal Representative of the estate of DONNA LEE TIPPETT MILLER who died on June 1, 2025 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 14th day of 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 14th 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.

CHARLES V COOLEY
Personal Representative

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

Estate No. 138767
151281 (11-27,12-4,12-11)

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 F1 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

Plaintiffs

v.s.

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)

Robert Burke Law Firm
300 Charles Street
P.O. Box 2283
La Plata, MD 20646

NOTICE TO CREDITOR OF A SETTLOR OF A REVOCABLE TRUST

TO ALL PERSONS INTERESTED IN THE ANDERSON LIVING TRUST DATED NOVEMBER 7, 2022

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

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

A verified written statement of the claim indicating its basis;

The name and address of the claimant;

If the claim is not yet due, the date on which it will become due;

If the claim is contingent, the nature of the contingency;

If the claim is secured, a description of the security; and

The specific amount claimed.

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

Harry P. Anderson, Jr., Trustee

151161 (11-13,11-20,11-27)

NOTICE

JEREMY K. FISHMAN, et al.

Substitute Trustees

vs.

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

In the Circuit Court for Prince George’s County, Maryland
Civil Action No. C-16-CV-24-006146

Notice is hereby given this 7th day of November, 2025, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 8406 Cinema Court, Clinton, Maryland 20735-2281, made and represented by Jeremy K. Fishman and Erica T. Davis, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 8th day of December, 2025, next, provided a copy of this NOTICE be inserted in some newspaper published in said County once in each of three successive weeks before the 8th day of December, 2025, next.

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

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

True Copy—Test:
Mahasin El Amin, Clerk
151213 (11-13,11-20,11-27)



LEGALS

NOTICE

DISTRICT COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND

Case No. 05-02-0027034-2020

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

Plaintiff

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 described 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 successive weeks before 12/01/2025, in one or more newspapers of general circulation in Prince George’s County. The report states the amount of the sale to be \$16,000.

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

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

LEGALS

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 Immigrant Juvenile Status naming him/her as the defendant and stating 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 December, 2025; and it is further;

ORDERED, that the plaintiff shall mail a copy of the summons, complaint, 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 DEFENDANT, GILBERTO REYES SANCHEZ MENDEZ, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 11th day of January, 2026, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DEFAULT.

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

True Copy—Test:
Mahasin El Amin, Clerk

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF FERNE ELIZABETH FISANICH

Notice is given that Kelly Fisanich Waby, whose address is 404 South Main Street, Shrewsbury, PA 17361, was on September 16, 2025 appointed Personal Representative of the estate of FERNE ELIZABETH FISANICH who died on June 12, 2025 with a will.

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

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

KELLY FISANICH WABY
Personal Representative

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

Estate No. 138649

151217 (11-20,11-27,12-4)

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
1997	Jeep	Wrangler	1J4FY19S1VP446597
2017	Infiniti	Q60	JN1EV7EL5HM553298
2009	Dodge	Charger	2B3KA33V19H507112
2024	Hyundai	Palisade	KM8R2DGE1RU727076
2015	Buick	Encore	KL4CJASB0FB244544
2016	Toyota	Corolla	2T1BURHE9GC712377
2016	BMW	328	WBA8E3G51GNU05253
2005	Cadillac	CTS	1G6DP567150182316

151300 (11-27)

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 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 Personal Representative of the estate of ALONZO MONTE WOOD who died on January 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 persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 29th day of March, 2026.

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

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)

LEGALS

ORDER OF PUBLICATION BY POSTING

ADELINE NANSEN

vs.

NESTER NANA

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

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

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

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

ORDERED, said publication to be completed by the 6th day of December 2025 and it is further;

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

ORDERED, THAT THE DEFENDANT, NESTER NANA, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 5th day of January, 2026, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DEFAULT.

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

True Copy—Test:
Mahasin El Amin, Clerk

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

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)

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

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.

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

**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:

LEGALS

**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

**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)

LEGALS

CITY OF GLENARDEN, MARYLAND

The City of Glenarden invites sealed bids for **Snow and Ice Control Services (Bid #S15-2025)**. Bids due **December 8, 2025, 1:00 PM** at 8600 Glenarden Parkway, Glenarden, MD 20706. Bids will be opened publicly on December 8 at 1:00. Bid packet available online at the City of Glenarden website. Call 301-773-2100 for information."

151301 (11-27)

LEGALS

REQUEST FOR QUALIFICATIONS

Request for Qualifications (RFQ) for portfolio-wide Landscaping and Supplemental landscaping services, including lawn mowing, trimming and edging, shrub and tree pruning, tree removal, stump grinding, mulching, planting, seasonal clean-up, leaf removal, general grounds maintenance, weed control, fertilization, snow removal and related seasonal services.

The Redevelopment Authority of Prince George’s County (RDA) is soliciting a Request for Qualifications (RFQ) from individuals and firms interested in providing Landscaping and Supplemental Landscaping Services, including lawn mowing, trimming and edging, shrub and tree pruning, tree removal, stump grinding, mulching, planting, seasonal clean-up, leaf removal, general grounds maintenance, weed control, fertilization, snow removal and related seasonal services for our entire portfolio. Must have the capacity to perform the required services under federal, state, and local real estate laws and regulations. **This solicitation is open to the following qualified business types: Prince George’s County-Based Small Business (CBSB); Prince George’s County-Based Business (CBB); Prince George’s County-Located Business (CLB); and Prince George’s County-Based or County-Located Minority Business Enterprises (MBE), which are certified by the Prince George’s County Supplier Development & Diversity Division (SDDD).**

It is the intent of the RDA to identify qualified individuals or firms to perform landscaping and supplemental landscaping services on behalf of the RDA. The RDA will choose from the list as needed. The RDA may also seek proposals from this list of firms/individuals. Firms/individuals deemed qualified will execute a service agreement for the specific RDA properties.

The RDA will release the complete **RFQ 2025-01 for Landscaping and Supplemental Landscaping Services** by publishing on or before December 1, 2025, on the RDA’s website at:

www.princegeorgescountymd.gov/departments-offices/redevelopment-authority/solicitations

Responses will be received until **February 27, 2026, at 5:00 PM at the RDA’s office** at 9200 Basil Court, Suite 504, Largo, MD 20774. The submittals must be sealed, and the outside envelope must be clearly marked "RFQ No. 2025-01”.

For questions, please contact

**Steven M. Donegan
Real Estate Development Project and Program Manager**

**Redevelopment Authority
9200 Basil Court, Suite 504, Largo, MD 20774
smdonegan@co.pg.md.us**

151296 (11-27,12-4)

REQUEST FOR QUALIFICATIONS

Request for Qualifications (RFQ) for portfolio-wide Commercial Property Appraisal and Valuation firms to provide inspection, appraisal and valuation services for a variety of commercial property types including, but not limited to office, multi-family residential and vacant land.

The Redevelopment Authority of Prince George’s County (RDA) is soliciting a Request for Qualifications (RFQ) for commercial property appraisal and valuation firms to provide inspection, appraisal and valuation services for a variety of commercial property types including, but not limited to office, multi-family residential, religious properties, retail/shopping centers, industrial/warehouse, hospitality/hotel, municipal properties, and vacant land. The commercial property appraisal and valuation firms will provide appraisal and valuation reports including narrative appraisal reports, restricted appraisal reports, desktop appraisal reports, drive-by appraisal reports and evaluations which utilize industry standard approaches. While this RFQ is for commercial property appraisal and valuation services, respondents should also indicate whether they have the experience and expertise to provide market studies, feasibility reports, and trade area studies.

This solicitation is open to the following qualified business types: Prince George’s County-Based Small Business (CBSB); Prince George’s County-Based Business (CBB); Prince George’s County-Located Business (CLB); and Prince George’s County-Based or County-Located Minority Business Enterprises (MBE), which are certified by the Prince George’s County Supplier Development & Diversity Division (SDDD).

It is the intent of the RDA to identify qualified individuals or firms to perform commercial property appraisal and valuation services on behalf of the RDA. The RDA will choose from the list as needed. The RDA may also seek proposals from this list of firms/individuals. Firms/individuals deemed qualified will execute a service agreement for the specific RDA properties.

The RDA will release the complete **RFQ 2025-02 for Commercial Property Appraisal and Valuation Services** by publishing on or before December 1, 2025, on the RDA’s website at:

www.princegeorgescountymd.gov/departments-offices/redevelopment-authority/solicitations

Responses will be received until **February 27, 2026, at 5:00 PM at the RDA’s office** at 9200 Basil Court, Suite 504, Largo, MD 20774. The submittals must be sealed, and the outside envelope must be clearly marked "RFQ No. 2025-02”.

For questions, please contact

**Steven M. Donegan
Real Estate Development Project and Program Manager**

**Redevelopment Authority
9200 Basil Court, Suite 504, Largo, MD 20774
smdonegan@co.pg.md.us**

151297 (11-27,12-4)

**PUBLIC NOTICE
WSSC Water Commissioners Vote To
Repeal Chapter 14.05 of the WSSC Code of Regulations**

On November 19, 2025, the Washington Suburban Sanitary Commission (WSSC) repealed Chapter 14.05 of the WSSC Code of Regulations, which codified the Industrial Discharge Control (IDC) Program’s Enforcement Response Plan (ERP) as a regulation. The ERP is better described as an Internal Operating Procedure that only affects one unit in the Commission and does not contain regulations affecting persons/entities outside of WSSC Water. IDC’s ERP will continue to be shared on the IDC Program website: www.wsscwater.com/idc.

THE EFFECTIVE DATE OF THE AMENDED REGULATION IS JANUARY 9, 2026.

The signed resolution can be viewed at www.wsscwater.com/erp-repeal.

151299 (11-27)

**PUBLIC NOTICE
WSSC Water Amends Antennas on
Commission Structures Regulation**

On November 19, 2025, the Washington Suburban Sanitary Commission approved Resolution 2025-2409, adopting revisions to Chapter 13.10, Antennas on Commission Structures, of the WSSC Code of Regulations 2025. The regulation is authorized by Md. Code Ann., Public Utilities Article, §17-403. Chapter 13.10 outlines the internal process by which eligible entities may submit applications for the installation and modification of antennas on Commission structures. Under the revised regulation, the policies and procedures have been updated, WSSC Water agencies and internal application processes made current, and fees for applications, modifications and inspections are now allowed to be charged.

THE EFFECTIVE DATE OF THE AMENDED REGULATION IS JANUARY 1, 2026.

The signed resolution can be viewed at www.wsscwater.com/antennas.

151298 (11-27)

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

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

151234 (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

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

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

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

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

151233 (11-20,11-27,12-4)

The Prince George’s Post

301-627-0900

or

301-627-6260

Have a Very Safe Weekend

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)

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 Cir- cuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse com- plex--If courthouse is closed due to inclement weather or other emer- gency, 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

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

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

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

You must reclaim these vehicles by: 12/8/2025.

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

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

2013	LEXUS	GS350			JTHCE1BL8D5000850
2012	FORD	TAURUS	MD	6BP0059	1FAHP2DW4CG125853
2018	DODGE	DURANGO	VA	684746Z	1C4RDJAG0JC283206
2004	MERCEDES BENZ	240			WDBRF81J04F445688

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

2005	GMC	YUKON	MD	8DX8153	1GKFK66U15J223137
2015	CHRYSLER	TOWN & COUNTRY			2C4RC1CG5FR673992
1968	TRAILER		MD	191765	405119BA1JM001360
1997	HONDA	CRV			JHLRD1855VC027494
1999	MERCEDES BENZ	CLK320	MD	8BPS64	WDBLJ65G5XF057335
2020	TOYOTA	CAMRY			4T1M11AK1LU940059
2014	FORD	E350			1FBSS3BLXEDA86580
2000	TOYOTA	TACOMA			4TAPM62N6YZ661338
2007	FORD	F350	MD	7GA3216	1FTWW33P57EA19188

ABANDONED BOAT
VINTAGE WHITE BOAT WITH THE ID# MD 6752 N. WITH THE EM- BLEM CARAVELLE, FILLED WITH DEBRIS.
LOCATION:
16098 Shapersville Rd, Waldorf, MD 20601



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

2014	HYUNDAI	SONATA	MD	9DS8816	5NPEC4AB1EH870659
2018	CHEVROLET	CRUZE	MD	1EV6894	1G1BC55M6J7235176
2007	CHRYSLER	TOWN & COUNTRY	VA	TJH6532	2A8GP64L17R134008
2004	CHEVROLET	TRAILBLAZER		23321M3	1GNET16S546229506

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

2017 DODGE CHARGER MD 2FB5263 2C3CDXCT8HH615357

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

1994	FORD	CLUB WAGON E350	DC	EE4455	1FBJS31H2RB02472
1995	ACURA	INTEGRA	MD	T2406615	JH4DC4453SS011540

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

2011	NISSAN	ALTIMA	VA	TRF7146	1N4AL2AP3BN444987
2009	AUDI	A-4			WAUJF78K29N048971
2004	TOYOTA	TACOMA			5TEWM72N94Z402783
2003	FORD	WINDSTAR	DC	JM2102	2FMZA51463B800394
2005	JEEP	GRAND CHEROKEE			1J4HRS58N25C661146
2009	HYUNDAI	SONATA	MD	5ET2985	5NPET46C89H553887
2003	TOYOTA	FORD RUNNER	MD	5FJH170	JTEBU14RX30011776
2021	NISSAN	SENTRA	DC	JM8042	3N1AB8BVXMY228446
2013	HYUNDAI	SONATA	VA	TMW5201	KMHEC4A43DA094361
2007	HONDA	ODYSSEY	MD	3FC4903	5FNRL38637B127765
2003	FORD	F-150	MD	9GN3788	1FTRW08LX3KD40771
2009	AUDI	A-4			WAUJF78K29N048971
2006	HONDA	CIVIC			1HGFA16886L036957
2010	FORD	FUSION	MD	T2302363	3FAHP0HA8AR392552

151303 (11-27)

LEGALS

The following vehicle(s) have been taken into custody by the Revenue Au- thority of Prince George’s County for violation of County Ordinance pro- hibiting 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: 12/8/2025.

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

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

2024	TOYOTA	CAMRY	MD	7GH5151	4T1C11AK4RU203765
2014	BUICK	VERANO	VA	TFS2705	1G4PP5SK2E4103812
2017	DODGE	JOURNEY	VA	TMB3477	3C4PDCAB5HT621897

151302 (11-27)

LEGALS

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED
REAL PROPERTY

8001 POWHATAN STREET
HYATTSVILLE, MD 20784

By authority contained in a Deed of Trust dated May 22, 2003 and recorded in Liber 17696, Folio 693, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$90,000.00, and an interest rate of 8.375%, default having occurred there- under, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex- If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

DECEMBER 2, 2025 AT 11:30 AM

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

Terms of Sale: The property will be sold “as is” subject to any condi- tions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$6,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settle- ment is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/ HOA assessments, not other- wise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assess- ments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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Richard E. Solomon, et al.,
Substitute Trustees

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

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

LEGALS

NOTICE OF ADOPTION OF ORDINANCES
TOWN OF CAPITOL HEIGHTS, MARYLAND

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

ORDINANCE NO. 2025-05

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

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

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

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

ORDINANCE NO. 2025-06

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

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

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

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

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

151264 (11-27)

PRINCE GEORGE’S POST EARLY DEADLINE

Publication Date

Deadline

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

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

NO EXCEPTIONS

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 Waterloo Road, Suite 140
Columbia, MD 21045
443-720-7500

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

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

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

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

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

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

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

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

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

FRANCES ALIX VOLEL-STECH
Personal Representative

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

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

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

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

Notice is given that Erica T. Davis, whose address is 1401 Rockville Pike Ste. 650, Rockville, MD 20852-1451, was on October 29, 2025 appointed Personal Representative of the estate of BRENDA BOLDEN, who died on August 25, 2023 without a will.

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

1. 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.

2. 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.

3. 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.

4. 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.

5. 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.

6. t/a Mexico Lindo Restaurant of Maryland, Moises J. Ramirez, President/Secretary/Treasurer. Located at 5652 Annapolis Road, Bladensburg, 20710. – Request for a Special Entertainment Permit.

7. 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.

8. 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.

9. Mulugeta Tesfakiros, Sole Managing Member, Aster Hailese-Iassie, 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.

10. 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.

11. 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 warfare of the public at large.

12. 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.

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)

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

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.

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

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

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

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

RUSSELL GAINES
Personal Representative

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

Estate No. 137505
151193 (11-13,11-20,11-27)

The Prince George’s
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LEGALS

ORDER OF PUBLICATION

EPCOT MD LLC

v.

Plaintiff

The Estate of Charles N Smith III

Gitsit Solutions, LLC, Not in its Individual Capacity But Solely in its Capacity as Separate Trustee of Gitsit Mortgage Loan Trust BBPLCL

Titleworks of VA

Prince George’s County, Maryland
S/O County Attorney

Director of Finance for Prince George’s County, Maryland
S/O County Attorney

State of Maryland

All unknown owners of the property (308 DUNNVILLE PL UPPER MARLBORO 20774-0000 being known as District - 07 Account Identifier - 3363173 with a legal description of 5,967.0000 Sq.Ft. & Imps. Cameron Grove-plot Lot 56 Blk A on the Tax Roll of the Director of Finance), the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest and any and all persons having or claiming to have any interest in the property.

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY

Case No. C-16-CV-25-006447

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 308 DUNNVILLE PL UPPER MARLBORO 20774-0000 being known as District - 07 Account Identifier - 3363173 with a legal description of 5,967.0000 Sq.Ft. & Imps. Cameron Grove-plot Lot 56 Blk A on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George’s County, State of Maryland to EPCOT MD LLC, the Plaintiff.

A description of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: 308 DUNNVILLE PL UPPER MARLBORO 20774-0000 being known as District - 07 Account Identifier - 3363173 with a legal description of 5,967.0000 Sq.Ft. & Imps. Cameron Grove-plot Lot 56 Blk A on the Tax Roll of the Director of Finance.

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

It is thereupon this 18th 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 a general circulation once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 20th 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 title to the property in Plaintiff, free of all liens and encumbrances.

Defendants

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

True Copy—Test:
Mahasin El Amin, Clerk
151255 (11-27,12-4,12-11)

ORDER OF PUBLICATION

EPCOT MD LLC

v.

Plaintiff

International Church of Christ, Inc

Atlantic Union Bank

Michael E Walsh

Corey E Booker

Lynn S Harrison

Adam S Ostrach

Prince George’s County, Maryland
S/O County Attorney

Director of Finance for Prince George’s County, Maryland
S/O County Attorney

State of Maryland

All unknown owners of the property (7515 MARLBORO PIKE DISTRICT HEIGHTS 20747-0000 being known as District - 06 Account Identifier - 0532788 with a legal description of Lots 1.2,3 Ex 100 Sq Ft 12,485.0000 Sq.Ft. & Imps. Sansbury Park Blk F on the Tax Roll of the Director of Finance), the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest and any and all persons having or claiming to have any interest in the property.

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY

Case No. C-16-CV-25-006450

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 7515 MARLBORO PIKE DISTRICT HEIGHTS 20747-0000 being known as District - 06 Account Identifier - 0532788 with a legal description of Lots 1.2,3 Ex 100 Sq Ft 12,485.0000 Sq.Ft. & Imps. Sansbury Park Blk F on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George’s County, State of Maryland to EPCOT MD LLC, the Plaintiff.

A description of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: 7515 MARLBORO PIKE DISTRICT HEIGHTS 20747-0000 being known as District - 06 Account Identifier - 0532788 with a legal description of Lots 1.2,3 Ex 100 Sq Ft 12,485.0000 Sq.Ft. & Imps. Sansbury Park Blk F on the Tax Roll of the Director of Finance.

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

It is thereupon this 18th 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 a general circulation once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 20th 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 title to the property in Plaintiff, free of all liens and encumbrances.

Defendants

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

True Copy—Test:
Mahasin El Amin, Clerk
151254 (11-27,12-4,12-11)

ORDER OF PUBLICATION

EPCOT MD LLC

v.

Plaintiff

Glass Manor LLC

Magnetar Structured Credit Fund, LP

Magnetar Capital Fund II, LP

Magnetar Andromeda Select Fund, LLC

Michelle M McGeogh

Prince George’s County, Maryland
S/O County Attorney

Director of Finance for Prince George’s County, Maryland
S/O County Attorney

State of Maryland

All unknown owners of the property (5508 WOODYARD RD UPPER MARLBORO 20772-0000 being known as District - 15 Account Identifier - 5557525 with a legal description of Plat 6 2,897.0000 Sq.Ft. & Imps. Westphalia Lot 117 Blk J on the Tax Roll of the Director of Finance), the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest and any and all persons having or claiming to have any interest in the property.

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY

Case No. C-16-CV-25-006448

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 5508 WOODYARD

LEGALS

ORDER OF PUBLICATION

EPCOT MD LLC

v.

Plaintiff

Monica K. King

Deutsche Bank National Trust Company, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2007-CH2, Asset Backed Pass-Through Certificates, Series 2007-CH2

Diane S Rosenberg

Mark D Meyer

Maurice O’Brien

Prince George’s County, Maryland
S/O County Attorney

Director of Finance for Prince George’s County, Maryland
S/O County Attorney

State of Maryland

All unknown owners of the property (9612 UTICA PL UPPER MARLBORO 20774-0000 being known as District - 20 Account Identifier - 2188191 with a legal description of 7,337.0000 Sq.Ft. & Imps. Springdale-plot 4 Lot 136 Blk A on the Tax Roll of the Director of Finance), the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest and any and all persons having or claiming to have any interest in the property.

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY

Case No. C-16-CV-25-006451

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 9612 UTICA PL UPPER MARLBORO 20774-0000 being known as District - 20 Account Identifier - 2188191 with a legal description of 7,337.0000 Sq.Ft. & Imps. Springdale-plot 4 Lot 136 Blk A on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George’s County, State of Maryland to EPCOT MD LLC, the Plaintiff.

A description of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: 9612 UTICA PL UPPER MARLBORO 20774-0000 being known as District - 20 Account Identifier - 2188191 with a legal description of 7,337.0000 Sq.Ft. & Imps. Springdale-plot 4 Lot 136 Blk A on the Tax Roll of the Director of Finance.

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

It is thereupon this 18th 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 a general circulation once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 20th 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 title to the property in Plaintiff, free of all liens and encumbrances.

Defendants

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

True Copy—Test:
Mahasin El Amin, Clerk
151258 (11-27,12-4,12-11)

LEGALS

ORDER OF PUBLICATION

EPCOT MD LLC

v.

Plaintiff

Raul P. Lucero

Lourdes Lucero

Prince George’s County, Maryland
S/O County Attorney

Director of Finance for Prince George’s County, Maryland
S/O County Attorney

State of Maryland

All unknown owners of the property (5010 TECUMSEH ST COLLEGE PARK 20740-0000 being known as District - 21 Account Identifier - 2314839 with a legal description of Lot 2 & 3 Adj 4 687 Sq Ft (8000sf Comb Fr 23 14847 A PPR Owr Req 08) 21,291.0000 Sq.Ft. & Imps. West Berwyn Blk C on the Tax Roll of the Director of Finance), the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest and any and all persons having or claiming to have any interest in the property.

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY

Case No. C-16-CV-25-006453

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 5010 TECUMSEH ST COLLEGE PARK 20740-0000 being known as District - 21 Account Identifier - 2314839 with a legal description of Lot 2 & 3 Adj 4 687 Sq Ft (8000sf Comb Fr 23 14847 A PPR Owr Req 08) 21,291.0000 Sq.Ft. & Imps. West Berwyn Blk C on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George’s County, State of Maryland to EPCOT MD LLC, the Plaintiff.

A description of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: 5010 TECUMSEH ST COLLEGE PARK 20740-0000 being known as District - 21 Account Identifier - 2314839 with a legal description of Lot 2 & 3 Adj 4 687 Sq Ft (8000sf Comb Fr 23 14847 A PPR Owr Req 08) 21,291.0000 Sq.Ft. & Imps. West Berwyn Blk C on the Tax Roll of the Director of Finance.

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

It is thereupon this 18th 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 a general circulation once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 20th 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 title to the property in Plaintiff, free of all liens and encumbrances.

Defendants

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

True Copy—Test:
Mahasin El Amin, Clerk
151257 (11-27,12-4,12-11)

LEGALS

ORDER OF PUBLICATION

EPCOT MD LLC

v.

Plaintiff

The Estate of Max D. Lequang

Prince George’s County, Maryland
S/O County Attorney

Director of Finance for Prince George’s County, Maryland
S/O County Attorney

State of Maryland

All unknown owners of the property (16003 ELEGANT CT BOWIE 20716-0000 being known as District - 07 Account Identifier - 0814236 with a legal description of 1,757.0000 Sq.Ft. & Imps. Bowie New Town Cen Lot 83 on the Tax Roll of the Director of Finance), the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest and any and all persons having or claiming to have any interest in the property.

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY

Case No. C-16-CV-25-006452

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 16003 ELEGANT CT

LEGALS

ORDER OF PUBLICATION

EPCOT MD LLC

v.

Plaintiff

Raul P. Lucero

Lourdes Lucero

Harry E. Stello

Janet B. Stello

Carlton M Green

Prince George’s County, Maryland
S/O County Attorney

Director of Finance for Prince George’s County, Maryland
S/O County Attorney

State of Maryland

All unknown owners of the property (4916 TECUMSEH ST COLLEGE PARK 20740-0000 being known as District - 21 Account Identifier - 2400620 with a legal description of Lt 4 Half 5 12,909.0000 Sq.Ft. & Imps. West Berwyn Blk C on the Tax Roll of the Director of Finance), the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest and any and all persons having or claiming to have any interest in the property.

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY

Case No. C-16-CV-25-006454

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 4916 TECUMSEH ST COLLEGE PARK 20740-0000 being known as District - 21 Account Identifier - 2400620 with a legal description of Lt 4 Half 5 12,909.0000 Sq.Ft. & Imps. West Berwyn Blk C on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George’s County, State of Maryland to EPCOT MD LLC, the Plaintiff.

A description of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: 4916 TECUMSEH ST COLLEGE PARK 20740-0000 being known as District - 21 Account Identifier - 2400620 with a legal description of Lt 4 Half 5 12,909.0000 Sq.Ft. & Imps. West Berwyn Blk C on the Tax Roll of the Director of Finance.

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

It is thereupon this 18th 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 a general circulation once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 20th 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 title to the property in Plaintiff, free of all liens and encumbrances.

Defendants

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

True Copy—Test:
Mahasin El Amin, Clerk
151261 (11-27,12-4,12-11)

LEGALS

ORDER OF PUBLICATION

EPCOT MD LLC

v.

Plaintiff

William E Freeman

Prince George’s County, Maryland
S/O County Attorney

Director of Finance for Prince George’s County, Maryland
S/O County Attorney

State of Maryland

All unknown owners of the property (6411 OLD BRANCH AVE TEMPLE HILLS 20748-0000 being known as District - 09 Account Identifier - 0894725 with a legal description of Pt Lot 13 & Pt Lot 14 Eq 4295 Sq Ft 4,297.0000 Sq.Ft. & Imps. Allentown Plaza Blk B on the Tax Roll of the Director of Finance), the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest and any and all persons having or claiming to have any interest in the property.

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY

Case No. C-16-CV-25-006443

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 6411 OLD BRANCH AVE TEMPLE HILLS 20748-0000 being known as District - 09 Account Identifier - 0894725 with a legal description of Pt Lot 13 & Pt Lot 14 Eq 4295 Sq Ft 4,297.0000 Sq.Ft. & Imps. Allentown Plaza Blk B on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George’s County, State of Maryland to EPCOT MD LLC, the Plaintiff.

A description of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: 6411 OLD BRANCH AVE TEMPLE HILLS 20748-0000 being known as District - 09 Account Identifier - 0894725 with a legal description of Pt Lot 13 & Pt Lot 14 Eq 4295 Sq Ft 4,297.0000 Sq.Ft. & Imps. Allentown Plaza Blk B on the Tax Roll of the Director of Finance.

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

It is thereupon this 18th 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 a general circulation once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 20th 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 title to the property in Plaintiff, free of all liens and encumbrances.

Defendants

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

True Copy—Test:
Mahasin El Amin, Clerk
151260 (11-27,12-4,12-11)

LEGALS

ORDER OF PUBLICATION

EPCOT MD LLC

v.

Plaintiff

Moore Installations, LLC

M&T Bank

Barbara Simmons

Wendy Krouse

Prince George’s County, Maryland
S/O County Attorney

Director of Finance for Prince George’s County, Maryland
S/O County Attorney

State of Maryland

All unknown owners of the property (5835 ALLENTOWN RD SUITLAND 20746-0000 UNIT: 25 being known as District - 06 Account Identifier - 0446781 with a legal description of Bldg 7 Unit 25 5,763.0000 Sq.Ft. & Imps. Park Place Profess on the Tax Roll of the Director of Finance), the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest and any and all persons having or claiming to have any interest in the property.

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY

Case No. C-16-CV-25-006455

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 5835 ALLENTOWN RD SUITLAND 20746-0000 UNIT:

LEGALS

Juan El-Amin
10905 Fort Washington Road
Fort Washington, MD 20744
301-292-8357

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SANDRA G LYONS

Notice is given that Steve Lyons, whose address is 9968 Old Fort Rd, Fort Washington, MD 20744, was on November 14, 2025 appointed Personal Representative of the estate of SANDRA G LYONS, who died on August 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 objection with the Register of Wills on or before the 14th 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 14th 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) 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 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.
- STEVE LYONS
Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	Estate No. 127319
151265	(11-27)
Estate No. 139215	
151288	(11-27,12-4,12-11)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARTIN NDEHFRU ABEGLY

Notice is given that Magdaline Abegley, whose address is 14009 Briarwood Dr, Laurel, MD 20708-1311, was on November 17, 2025 appointed personal representative of the small estate of Martin Ndehfru Abegly, who died on August 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 interested persons or unpaid claimants having any objection to the appointment shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

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

- (1) Six months from the date of the decedent's death; or
- (2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice. Any claim not served or filed within that time, or any extension provided by law, is unenforceable thereafter.
- MAGDALINE ABEGLEY
Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	Estate No. 138819
151272	(11-27)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PHYLLIS A VANDENBERG

Notice is given that Kathryn L Vandenberg, whose address is 110 Silver Cedar Lane, Chapel Hill, NC 27514, was on February 21, 2023 appointed personal representative of the small estate of Phyllis A Vandenberg who died on January 13, 2022 with a will.

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

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

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

- (1) Six months from the date of the decedent's death; or
- (2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice. Any claim not served or filed within that time, or any extension provided by law, is unenforceable thereafter.
- KATHRYN L VANDENBERG
Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	Estate No. 127319
151265	(11-27)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARIO FRESCO

Notice is given that Patty Quagliarello, whose address is 4625 Henderson Rd, Temple Hills, MD 20748, was on November 17, 2025 appointed personal representative of the small estate of Mario Fresco, who died on June 11, 2025 without a will.

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

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

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

- (1) Six months from the date of the decedent's death; or
- (2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice. Any claim not served or filed within that time, or any extension provided by law, is unenforceable thereafter.
- PATTY QUAGLIARELLO
Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	Estate No. 138989
151273	(11-27)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BARBARA H COBBS

Notice is given that Karen Cobbs, whose address is 13400 Lucy Ct, Brandywine, MD 20613, was on August 21, 2025 appointed personal representative of the small estate of Barbara H Cobbs who died on July 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 persons having any objection to the appointment shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

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

- (1) Six months from the date of the decedent's death; or
- (2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice. Any claim not served or filed within that time, or any extension provided by law, is unenforceable thereafter.
- KAREN COBBS
Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	Estate No. 138443
151266	(11-27)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MICHAEL WILLIE REED

Notice is given that Markita Anita Reed, whose address is 7609 Seans Ter, Lanham, MD 20706-1341, and Monica Christina Reed Campbell, whose address is 4021 Winlee Rd, Randallstown, MD 21133-4034, were on November 14, 2025 appointed Co-Personal Representatives of the estate of MICHAEL WILLIE REED who died on September 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 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 14th 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 14th 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.
- MARKITA ANITA REED
MONICA CHRISTINA REED
CAMPBELL
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. 139044
151284	(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
ROBIN MITCHELL JECHURA

Notice is given that Chet Mitchell Jechura, whose address is 11115 West Ave, Kensington, MD 20895-1930, was on November 14, 2025 appointed personal representative of the small estate of Robin Mitchell Jechura who died on October 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 shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

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

- (1) Six months from the date of the decedent's death; or
- (2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice. Any claim not served or filed within that time, or any extension provided by law, is unenforceable thereafter.
- CHET MITCHELL JECHURA
Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	Estate No. 139334
151268	(11-27)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LINO MARTIN PINTOR ZURITA

Notice is given that Man Jacobo de Pintor, whose address is 2522 W 55th St, Chicago, IL 60632-1524, was on November 18, 2025 appointed personal representative of the small estate of Lino Martin Pintor Zurita, who died on July 25, 2025 without a will.

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

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

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

- (1) Six months from the date of the decedent's death; or
- (2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice. Any claim not served or filed within that time, or any extension provided by law, is unenforceable thereafter.
- MAN JACOBO DE PINTOR
Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	Estate No. 139377
151275	(11-27)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
KENNETH G JONES JR

Notice is given that Ernestine P Jones, whose address is 202 Castleton 1er, Upper Marlboro, MD 20774, was on November 12, 2025 appointed personal representative of the small estate of Kenneth G Jones Jr, who died on July 12, 2025 without a will.

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

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

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

- (1) Six months from the date of the decedent's death; or
- (2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice. Any claim not served or filed within that time, or any extension provided by law, is unenforceable thereafter.
- ERNESTINE P 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. 138512
151270	(11-27)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ETHELIN R LEWIS-ROBINSON

Notice is given that Kionna Lewis James, whose address is 1728 Jacobs Meadow Dr, Severn, MD 21144-3035, was on November 13, 2025 appointed Personal Representative of the estate of ETHELINE R LEWIS-ROBINSON who died on August 7, 2025 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 13th 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 13th 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.
- KIONNA LEWIS JAMES
Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	Estate No. 139118
151282	(11-27,12-4,12-11)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
COLLEEN MARIE MCKNEW

Notice is given that Frank McKNew, whose address is 8830 Locust Grove Dr, Port Tobacco, MD 20677, was on November 14, 2025 appointed personal representative of the small estate of Colleen Marie McKNew, who died on June 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 persons having any objection to the appointment shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

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

- (1) Six months from the date of the decedent's death; or
- (2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice. Any claim not served or filed within that time, or any extension provided by law, is unenforceable thereafter.
- FRANK MCKNEW
Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	Estate No. 138662
151271	(11-27)

The Prince George’s Post

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LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PATRICIA K BONNER

Notice is given that Harold Bonner, whose address is 2015 Thistlewood Dr, Fort Washington, MD 20744-3907, was on November 17, 2025 appointed Personal Representative of the estate of PATRICIA K. BONNER, who died on September 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 17th 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 17th 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.

HAROLD BONNER
Personal Representative

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

Estate No. 139341

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOSEPHINE L BURRISS

Notice is given that Mattie R. Thomas, whose address is 18931 Ferry Landing Cir, Germantown, MD 20874, was on November 12, 2025 appointed Personal Representative of the estate of JOSEPHINE I. BURRISS, who died on August 19, 2013 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 12th 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 12th 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.

MATTIE R THOMAS
Personal Representative

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

Figure 1

151295 (11-27,12-4,12-11)

*****NO EXCEPTIONS*****

FAX: 301-627-6260

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 MIITSUBISHI
VIN# JA4J4UA86PZ058408

LOT# 10804
2007 CHEVROLET
VIN# 1GNFK13087J355046

LOT# 10812
2000 LEXUS
VIN# JT6CGF10U8Y0044773

**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)

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

LEGALS

ORDER OF PUBLICATION

EPCOT MD LLC

v.

The Great House Maryland LLC

Lynk Investments, LLC

Allan P Feigelson

David Charles Bassler

Prince George’s County, Maryland
S/O County Attorney

Director of Finance for Prince
George’s County, Maryland
S/O County Attorney

State of Maryland

All unknown owners of the property (8501 TIMOTHY RD BRANDY-WINE 20613-0000 being known as District - 11 Account Identifier - 1181650 with a legal description of Pt Lot 29 76,444.0000 Sq.Ft. & Imps. Brandywine Heights Lot 29 on the Tax Roll of the Director of Finance), the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest and any and all persons having or claiming to have any interest in the property.

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY

Case No. C-16-CV-25-006446

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 8501 TIMOTHY RD BRANDYWINE 20613-0000 being known as District - 11 Account Identifier - 1181650 with a legal description of Pt Lot 29 76,444.0000 Sq.Ft. & Imps. Brandywine Heights Lot 29 on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George’s County, State of Maryland to EPCOT MD LLC, the Plaintiff.

A description of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: 8501 TIMOTHY RD BRANDYWINE 20613-0000 being known as District - 11 Account Identifier - 1181650 with a legal description of Pt Lot 29 76,444.0000 Sq.Ft. & Imps. Brandywine Heights Lot 29 on the Tax Roll of the Director of Finance.

The Complaint states, among other things, that the amount necessary for redemption has not been paid. It is thereupon this 18th 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 a general circulation once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 20th 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 title to the property in Plaintiff, free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
151263 (11-27,12-4,12-11)

LEGALS

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

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)

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)

Robert M. Burke
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
HENRY HUGH HAIRSTON

Notice is given that Nicole Annette Johnson, whose address is 5906 S Mills Manor Ct, Fredericksburg, VA 22407-9235, was on November 18, 2025 appointed Personal Representative of the estate of HENRY HUGH HAIRSTON who died on August 24, 2025 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 18th 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 18th 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.

NICOLE ANNETTE 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. 139229
151276 (11-27,12-4,12-11)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ELNORA OXENDINE

Notice is given that Lori J Oxendine, whose address is 1214 Gold St N, Wilson, NC 27893-2402, was on November 17, 2025 appointed Personal Representative of the estate of ELNORA OXENDINE who died on January 24, 2025 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 17th 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 17th 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.

LORI J OXENDINE
Personal Representative

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

Estate No. 138462
151277 (11-27,12-4,12-11)

LEGALS

Burridge duBois, Esquire
14300 Gallant Fox Lane, Suite 103
Bowie, Maryland 20715
301-464-3900 x30

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CHARLES CLIFFORD HOLT, JR.

Notice is given that Gwendolyn Holt Paylor, whose address is 6990 Hanover Pkwy, Unit 100, Greenbelt, MD 20770, was on November 13, 2025 appointed Personal Representative of the estate of CHARLES CLIFFORD HOLT, JR. 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 13th 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 13th 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 HOLT PAYLOR
Personal Representative

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

Estate No. 139278
151285 (11-27,12-4,12-11)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JENETTE BLAIR CATHNOTT

Notice is given that Taneisha Jackson, whose address is 5023 36th Pl, Hyattsville, MD 20782-3909, was on October 21, 2025 appointed Personal Representative of the estate of JENETTE BLAIR CATHNOTT who died on December 13, 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 21st 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 21st 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.

TANEISHA JACSON
Personal Representative

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

Estate No. 138848
151278 (11-27,12-4,12-11)

LEGALS

Jimi Kolawole Esq
7517 Cedar Grove Lane
Elkridge, MD 21075
443-546-8146

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
FELICIA O BOKORO

Notice is given that Joseph E Obidegwu, whose address is 9609 Dyson Rd, Brandywine, MD 20613, was on November 12, 2025 appointed Personal Representative of the estate of FELICIA O BOKORO, who died on May 18, 2025 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 12th 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 12th 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.

JOSEPH E OBIDEGWU
Personal Representative

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

Estate No. 138562
151286 (11-27,12-4,12-11)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ELIZABETH KUBE ELLIOTT-BAVOR

Notice is given that Jeffrey Alomenu Toussaint Elliott-Sampson, whose address is 15722 Erwin Ct, Bowie, MD 20716-2632, was on November 14, 2025 appointed Personal Representative of the estate of ELIZABETH KUBE ELLIOTT-BAVOR who died on July 29, 2025 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 14th day of 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 14th 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.

JEFFREY ALOMENU TOUSSAINT
ELLIOTT-SAMPSON
Personal Representative

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

Estate No. 139330
151279 (11-27,12-4,12-11)

Michelle Bell Esq
1455 Pennsylvania Ave NW Ste 400
Washington, DC 20004-1017
240-230-3632

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EPHRAIM ALOYSIUS JOHNSON

Notice is given that Bridget Kwisuja Mputya-Johnson, whose address is 9527 Westerdale Dr, Upper Marlboro, MD 20774, was on November 13, 2025 appointed Personal Representative of the estate of EPHRAIM ALOYSIUS JOHNSON, who died on May 29, 2025 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 13th 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 13th 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.

BRIDGET KWISUJA MPUYA-
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. 138560
151287 (11-27,12-4,12-11)

IT PAYS TO
ADVERTISE!
Brenda Boice at
301-627-0900

The Prince George's
Post

LEGALS

ORDER OF PUBLICATION

TAX AUCTION OF EAST COAST, LLC
c/o Eskin Law, LLC
1700 Reisterstown Road, Suite 212
Baltimore, MD 21208

Plaintiff,

v.
Youssef Sawadogo

Prince George’s County

Office of Finance of Prince George’s County

State of Maryland
Office of the Attorney General

Daniel Desire Teba

and

All unknown owners of the property (7125 CARRIAGE HILL DR LAUREL 20707-0000 being known as District - 10 Account Identifier - 1124858 with a legal description of 5,487.0000 Sq.Ft. & Imps Carriage Hill Lot 29 Assmt \$412,433 Lib 31242 Fl 055 and assessed to Sawadogo Youssef. on the Tax Roll of the Director of Finance), the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest and any and all persons having or claiming to have any interest in the property.

Defendants

In the Circuit Court for Prince George’s County
Case No.: C-16-CV-25-006336

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 7125 CARRIAGE HILL DR LAUREL 20707-0000 being known as District - 10 Account Identifier - 1124858 with a legal description of 5,487.0000 Sq.Ft. & Imps Carriage Hill Lot 29 Assmt \$412,433 Lib 31242 Fl 055 and assessed to Sawadogo Youssef. on the Tax Roll of the Director of Finance.

A description of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: 7125 CARRIAGE HILL DR LAUREL 20707-0000 being known as District - 10 Account Identifier - 1124858 with a legal description of 5,487.0000 Sq.Ft. & Imps Carriage Hill Lot 29 Assmt \$412,433 Lib 31242 Fl 055 and assessed to Sawadogo Youssef. on the Tax Roll of the Director of Finance.

The complaint states, among other things, that the amount necessary for redemption has not been paid.

It is thereupon this 18th 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 a general circulation in Prince George’s County once a week for three consecutive weeks, warning all persons interested in the property to appear in this Court by the 21st 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 title to the property in Plaintiff, free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
151249 (11-27,12-4,12-11)

LEGALS

ORDER OF PUBLICATION

TAX AUCTION OF EAST COAST, LLC
c/o Eskin Law, LLC
1700 Reisterstown Road, Suite 212
Baltimore, MD 21208

Plaintiff,

v.
Raul P. Lucero

Prince George’s County

Office of Finance of Prince George’s County

State of Maryland
Office of the Attorney General

Lourdes Lucero

and

All unknown owners of the property (5001 GREENBELT RD COLLEGE PARK 20740-0000 being known as District - 21 Account Identifier - 2400638 with a legal description of 11,410.0000 Sq.Ft. & Imps. West Berwyn Lot 13 Blk C Assmt \$363,300 Lib 28169 Fl 632 and assessed to Lucero Raul P. & Lourdes. on the Tax Roll of the Director of Finance), the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest and any and all persons having or claiming to have any interest in the property.

Defendants

In the Circuit Court for Prince George’s County
Case No.: C-16-CV-25-006377

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 5001 GREENBELT RD COLLEGE PARK 20740-0000 being known as District - 21 Account Identifier - 2400638 with a legal description of 11,410.0000 Sq.Ft. & Imps. West Berwyn Lot 13 Blk C Assmt \$363,300 Lib 28169 Fl 632 and assessed to Lucero Raul P. & Lourdes. on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George’s County, State of Maryland to TAX AUCTION OF EAST COAST, LLC, the Plaintiff.

A description of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: 5001 GREENBELT RD COLLEGE PARK 20740-0000 being known as District - 21 Account Identifier - 2400638 with a legal description of 11,410.0000 Sq.Ft. & Imps. West Berwyn Lot 13 Blk C Assmt \$363,300 Lib 28169 Fl 632 and assessed to Lucero Raul P. & Lourdes. on the Tax Roll of the Director of Finance.

The complaint states, among other things, that the amount necessary for redemption has not been paid.

It is thereupon this 17th 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 a general circulation in Prince George’s County once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 20th 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 title to the property in Plaintiff, free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
151250 (11-27,12-4,12-11)

LEGALS

ORDER OF PUBLICATION

TAX AUCTION OF EAST COAST, LLC
c/o Eskin Law, LLC
1700 Reisterstown Road, Suite 212
Baltimore, MD 21208

Plaintiff,

v.
Manuel De Jesus Merlos Rivera

Prince George’s County

Office of Finance of Prince George’s County

State of Maryland
Office of the Attorney General

Yoene Elena Lemus Rodriguez

and

All unknown owners of the property (17601 EAGLE HARBOR RD AQUASCO 20608-0000 being known as District - 08 Account Identifier - 0832345 with a legal description of 8.0000 Acres. & Imps. Assmt \$322,033 Map 183 Grid A3 Par 017 Lib 43622 Fl 205 and assessed to Rivera Manuel De Jesus M. Etl. on the Tax Roll of the Director of Finance), the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest and any and all persons having or claiming to have any interest in the property.

Defendants

In the Circuit Court for Prince George’s County
Case No.: C-16-CV-25-006378

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 17601 EAGLE HARBOR RD AQUASCO 20608-0000 being known as District - 08 Account Identifier - 0832345 with a legal description of 8.0000 Acres. & Imps. Assmt \$322,033 Map 183 Grid A3 Par 017 Lib 43622 Fl 205 and assessed to Rivera Manuel De Jesus M. Etl. on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George’s County, State of Maryland to TAX AUCTION OF EAST COAST, LLC, the Plaintiff.

A description of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: 17601 EAGLE HARBOR RD AQUASCO 20608-0000 being known as District - 08 Account Identifier - 0832345 with a legal description of 8.0000 Acres. & Imps. Assmt \$322,033 Map 183 Grid A3 Par 017 Lib 43622 Fl 205 and assessed to Rivera Manuel De Jesus M. Etl. on the Tax Roll of the Director of Finance.

The complaint states, among other things, that the amount necessary for redemption has not been paid.

It is thereupon this 17th 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

LEGALS

some newspaper having a general circulation in Prince George’s County once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 20th 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 title to the property in Plaintiff, free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
151251 (11-27,12-4,12-11)

LEGALS

ORDER OF PUBLICATION

Wright Properties, LLC

Petitioner,

v.
Sam Davenport,

Prince George’s County, Maryland

And

UNKNOWN OCCUPANT (if any)
Leasing the property at
8704 Jolly Dr, Fort Washington, MD 20744

And

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY:
8704 Jolly Dr, Fort Washington, MD 20744, Parcel No. 09-0923235

And

UNKNOWN OWNERS OF THE PROPERTY:
8704 Jolly Dr, Fort Washington, MD 20744, Parcel No. 09-0923235

The unknown owner’s heirs, devisees, and Personal Representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George’s County
Case No.: C-16-CV-25-006474

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

All that property in Prince George’s County described as: **Tax Account Number: 09-0923235, 17,669.0000 Sq.Ft. Oak-lawn Manor Lot 14 Blk G Assmt \$3,500 Lib 06207 Fl 850 and assessed to Davenport Sam.**

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

It is thereupon this 18th day of November, 2025, by the Circuit Court for Prince George’s County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George’s County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of January 2026, and redeem the property with Parcel Identification Number 09-0923235 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
151246 (11-27,12-4,12-11)

LEGALS

ORDER OF PUBLICATION

Zero Dot, LLC
c/o Eskin Law, LLC
1700 Reisterstown Road, Suite 212
Pikesville, MD 21208

Plaintiff,

v.
TYLER NGUYEN

Prince George’s County

Office of Finance of Prince George’s County

State of Maryland
Office of the Attorney General

All unknown owners of the property (5917 CROWN ST CAPITOL HEIGHTS 20743-0000 being known as District - 18 Account Identifier - 2047157 with a legal description of LOTS 91 & 92 on the Tax Roll of the Director of Finance), the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest and any and all persons having or claiming to have any interest in the property.

Defendants

In the Circuit Court for Prince George’s County
Case No.: C-16-CV-25-006460

The object of this proceeding is to secure foreclosure of all rights of re-

demption from tax sale on the property known as 5917 CROWN ST CAPITOL HEIGHTS 20743-0000 being known as District - 18 Account Identifier - 2047157 with a legal description of LOTS 91 & 92 on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George’s County, State of Maryland to Zero Dot, LLC, the Plaintiff.

A description of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: 5917 CROWN ST CAPITOL HEIGHTS 20743-0000 being known as District - 18 Account Identifier - 2047157 with a legal description of LOTS 91 & 92 on the Tax Roll of the Director of Finance.

The complaint states, among other things, that the amount necessary for redemption has not been paid.

It is thereupon this 18th 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 a general circulation in Prince George’s County once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 20th 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 title to the property in Plaintiff, free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
151252 (11-27,12-4,12-11)

LEGALS

ORDER OF PUBLICATION

Zero Dot, LLC
c/o Eskin Law, LLC
1700 Reisterstown Road, Suite 212
Pikesville, MD 21208

Plaintiff,

v.
NAN LUO

Prince George’s County

Office of Finance of Prince George’s County

State of Maryland
Office of the Attorney General

All unknown owners of the property (9115 WELLINGTON PL LANHAM 20706-0000 being known as District - 20 Account Identifier - 2200392 with a legal description of 10,053.0000 Sq.Ft. & Imps. Greenwood Forest Lot 9 Blk B Assmt \$359,633 Lib 40501 Fl 096 and assessed to Luo Nan. on the Tax Roll of the Director of Finance), the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest and any and all persons having or claiming to have any interest in the property.

Defendants

In the Circuit Court for Prince George’s County
Case No.: C-16-CV-25-006461

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 9115 WELLINGTON PL LANHAM 20706-0000 being known as District - 20 Account Identifier - 2200392 with a legal description of 10,053.0000 Sq.Ft. & Imps. Greenwood Forest Lot 9 Blk B Assmt \$359,633 Lib 40501 Fl 096 and assessed to Luo Nan on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George’s County, State of Maryland to Zero Dot, LLC, the Plaintiff.

A description of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: 9115 WELLINGTON PL LANHAM 20706-0000 being known as District - 20 Account Identifier - 2200392 with a legal description of 10,053.0000 Sq.Ft. & Imps. Greenwood Forest Lot 9 Blk B Assmt \$359,633 Lib 40501 Fl 096 and assessed to Luo Nan on the Tax Roll of the Director of Finance.

The complaint states, among other things, that the amount necessary for redemption has not been paid.

It is thereupon this 18th 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 a general circulation in Prince George’s County once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 20th 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 title to the property in Plaintiff, free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
151253 (11-27,12-4,12-11)

LEGALS

ORDER OF PUBLICATION

Wright Properties, LLC

Petitioner,

v.
Rafael A Marquez,

Prince George’s County, Maryland

And

UNKNOWN OCCUPANT (if any)
Leasing the property at
2545 Oak Glen Way, District Heights, MD 20747

And

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY:
2545 Oak Glen Way, District Heights, MD 20747, Parcel No. 06-0603621

And

UNKNOWN OWNERS OF THE PROPERTY:
2545 Oak Glen Way, District Heights, MD 20747, Parcel No. 06-0603621

The unknown owner’s heirs, devisees, and Personal Representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George’s County
Case No.: C-16-CV-25-006442

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

All that property in Prince George’s County described as: **Tax Account Number: 06-0603621, Pt Lt 101 (20 050 Sf To 3686359 STR 05) 24,750.0000 Sq.Ft. Sunny Acres Lot 101 Assmt \$49,100 Lib 41074 Fl 023 and assessed to Marquez Rafael A.**

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

It is thereupon this 18th day of November, 2025, by the Circuit Court for Prince George’s County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George’s County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of January 2026, and redeem the property with Parcel Identification Number 06-0603621 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
151247 (11-27,12-4,12-11)

Erica A. R. Redmond Esq.
8562 Fort Smallwood Rd
Pasadena, MD 21122
410-255-0373

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
PAUL STEVE BENOIT

Notice is given that Paul M Cawley, whose address is 1909 University Blvd S Apt 801, Jacksonville, FL 32216-8958, was on October 20, 2025 appointed personal representative of the small estate of Paul Steve Benoit who died on February 4, 2025 with a will.

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

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

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

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

PAUL M CAWLEY
Personal Representative

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

Estate No. 138053
151267 (11-27)

ORDER OF PUBLICATION

Wright Properties, LLC

Petitioner,

v.
Jerusalem A M E Church AKA

Jerusalem, Allfirst Bank, M&T Bank, Prince George’s County, Maryland, State of Maryland,

And

UNKNOWN OCCUPANT (if any)
Leasing the property at
00000 Keebler Dr, Clinton, MD 20735

And

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY:
00000 Keebler Dr, Clinton, MD 20735, Parcel No. 09-0882035

And

UNKNOWN OWNERS OF THE PROPERTY:
00000 Keebler Dr, Clinton, MD 20735, Parcel No. 09-0882035

The unknown owner’s heirs, devisees, and Personal Representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George’s County
Case No.: C-16-CV-25-006456

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

All that property in Prince George’s County described as: **Tax Account Number: 09-0882035, 2,0200 Acres. Assmt \$17,500 Map 116 Grid C1 Par 218 Lib 15647 Fl 654 and assessed to Jerusalem A M E Church.**

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

It is thereupon this 18th day of November, 2025, by the Circuit Court for Prince George’s County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George’s County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of January 2026, and redeem the property with Parcel Identification Number 09-0882035 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
151248 (11-27,12-4,12-11)

Robert M. Burke
300 Charles Street, P.O. Box 2283
La Plata, MD 20646
240-349-2768

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
BRIAN F. JOSEPHSON

Notice is given that Diane J. Stigers, whose address is 100 Kimball Ave, Apt. F61, Salem, VA 24153, was on November 12, 2025 appointed personal representative of the small estate of Brian F. Josephson, who died on July 4, 2025 without a will.

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

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

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

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