

LEGALS

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
JOSEPH WASHINGTON SR

Notice is given that Joseph Washington Jr, whose address is 436 Nickeltop Road, Windsor, SC 29856, was on November 20, 2023 appointed personal representative of the small estate of Joseph Washington Sr who died on August 22, 2023 with a will.

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

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

JOSEPH WASHINGTON JR  
Personal Representative

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

Estate No. 131455  
151569 (1-1)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
HOLLOWELL SHIELDS JONES

Notice is given that Milton D Everett, whose address is 9810 Green Apple Turn, Upper Marlboro, MD 20772-4425, was on December 17, 2025 appointed personal representative of the small estate of Hollowell Shields Jones, who died on November 9, 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.

MILTON D EVERETTE  
Personal Representative

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

Estate No. 139762  
151570 (1-1)

LEGALS

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
JOSE ALFREDO RIVERO

Notice is given that Alexander Jonathan Rivero Romero, whose address is 10612 Hockberry Way, Beltsville, MD 20705-2046, was on December 18, 2025 appointed personal representative of the small estate of Jose Alfredo Rivero, who died on March 24, 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 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.

ALEXANDER JONATHAN  
RIVERO ROMERO  
Personal Representative

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

Estate No. 138968  
151571 (1-1)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
WILLIE MUSE JR

Notice is given that Agnes M Muse, whose address is 10410 Outlook Ct, Fort Washington, MD 20744-3959, was on December 19, 2025 appointed personal representative of the small estate of Willie Muse Jr, who died on February 24, 2023 without a will.

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

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

AGNES M MUSE  
Personal Representative

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

Estate No. 139793  
151572 (1-1)

James K Davis  
10905 Fort Washington Road  
Suite 201  
Fort Washington, MD 20744  
301-292-8357

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
ANNIE WILLIAMS

Notice is given that Sandra Boyd Shaheed, whose address is 7306 Circle Dr E, Oxon Hill, MD 20745-1714, was on April 24, 2025 appointed personal representative of the small estate of Annie Williams who died on August 28, 2024 with a will.

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

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

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

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

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

SANDRA BOYD SHAHEED  
Personal Representative

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

Estate No. 136812  
151567 (1-1)

LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
FRANCIS MOTEN

Notice is given that Vanessa Giles, whose address is 18 S Loudon St, Lovettsville, VA 20180, was on December 17, 2025 appointed Personal Representative of the estate of FRANCIS MOTEN, who died on August 24, 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 June, 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 June, 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.

VANESSA GILES  
Personal Representative

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

Estate No. 138810  
151589 (1-1,1-8,1-15)

Katherine Ruesch Esq  
11300 Rockville Pike  
Suite 708  
Rockville, MD 20852  
301-468-3220

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
ANNE M UNKLE  
AKA: ANNE MARIE KAREN  
UNKLE, ANNE MARIE UNKLE

Notice is given that Karla Marie Dwyer, whose address is 4825 Roundhill Rd, Ellicott City, MD 21043-6736, was on December 16, 2025 appointed personal representative of the small estate of Anne M Unkle who died on November 1, 2025 with a will.

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

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

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

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

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

KARLA MARIE DWYER  
Personal Representative

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

Estate No. 139680  
151568 (1-1)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
SHENEL PERKINS

Notice is given that Tamika Perkins, whose address is 6106 Alpine Street, District Heights, MD 20747, and Takia White, whose address is 6106 Alpine Street, District Heights, MD 20747, were on December 17, 2025 appointed Co-Personal Representatives of the estate of SHENEL PERKINS who died on October 9, 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 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 17th day of June, 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 June, 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.

TAMIKA PERKINS  
TAKIA WHITE  
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. 139648  
151590 (1-1,1-8,1-15)

LEGALS

Kemlia Reed Sherman, Esq  
PO Box 2304  
Waldorf, MD 20604  
775-453-6542

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
IRIS LIL GODETTE

Notice is given that Jacqueline Jeffries, whose address is 4208 Peppervine Trail, Greensboro, NC 27455, was on December 16, 2025 appointed Personal Representative of the estate of Iris Lil Godette who died on April 11, 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 June, 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.

JACQUELINE JEFFRIES  
Personal Representative

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

Estate No. 138338  
151579 (1-1,1-8,1-15)

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  
**PAULETTE TERESA WILLIAMS**

Notice is given that Starla Simpson, whose address is 12607 Kembridge Dr, Bowie, MD 20715-2871, was on December 9, 2025 appointed Personal Representative of the estate of PAULETTE TERESA WILLIAMS who died on September 2, 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 9th day of June, 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 9th day of June, 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.

STARLA SIMPSON  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 139023

151513 (12-18,12-25,1-1)





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 01/09/2026. 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#10612  
2022 HONDA  
VIN# 1HGCV3F93NA027704
- LOT#10700  
2000 CHRIS CRAFT 30’ BOAT  
NJ# 4160GN  
HIN# CCBHH116J900  
NAME ON BOAT:  
GAIL WARNINGS  
CLARKS LANDING AT AN-  
NAPOLIS  
1442 FORD RD  
SHADY SIDE
- LOT# 10741  
1992 CLAYTON  
VIN# CLM053080TN
- LOT# 10743  
2014 INFINITI  
VIN# JN1BV7AR9EM703910

- LOT# 10756  
2015 VOLVO  
VIN# YV1612TB0F1309688
- LOT# 10772  
2012 LINCOLN  
VIN# 2LMDJ8JK0CBL17874

**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**

151561 (12-25,1-1)

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

IN RE ADOPTION/  
GUARDIANSHIP OF LEVEAH P.

**Adoption No. C-16-FM-25-000427**

NOTICE OF PUBLICATION

To: Linda Pearson, Biological Mother: You are hereby notified that an adoption case has been filed in the Circuit Court for Prince George’s County, Adoption No. **C-16-FM-25-000427**. All persons who believe themselves to be the parent of a Female child born on May 30, 2021, in Baltimore City County, Maryland, to Linda Pearson birth date January 30, 1992, shall file a written response. A copy of the show cause order may be obtained from the Clerk’s Office at the Circuit Court for Prince George’s County, Maryland, 14735 Main Street, Upper Marlboro, Maryland 20772, and telephone number: 301-952-5206. If you do not file a written objection by **30 days** from the date this notice appears in a **Prince George’s County Newspaper**, you will have agreed to the permanent loss of your parental rights to this child.

151492 (12-18,12-25,1-1)

LEGALS

ORDER OF PUBLICATION

OPPIDAN INVESTMENTS, LLC  
c/o: Berman Legal Services,  
201 International Circle, Suite 190  
Hunt Valley, Maryland 21030

Plaintiff,  
vs.  
Joseph L. Wallace

AND

The Estate of Joseph L. Wallace

AND

Prince George’s County, Maryland  
c/o: Rhonda L. Weaver, County At-  
torney

AND

State of Maryland  
c/o: Anthony G. Brown, Attorney  
General

All unknown owners of the Property described below, their heirs, devisees, Personal Representatives, and their or any of their heirs, devisees, executors, administrators, grantees, assignees, or successors in right, title or interest, and any and all persons having or claiming to have any leasehold or any other interest in the Property and premises situate, described as:  
Account No: 10-1007681  
known as: 1011 Turney Ave  
Address of 1011 Turney Avenue,  
Laurel, Maryland 20707

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

CIVIL DIVISION  
CASE NO.: C-16-CV-25-007004

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property situate, lying and being in Prince George’s County, Maryland, sold by the Collector of Taxes for Prince George’s County and the State of Maryland to the Plaintiff in the proceeding.

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

It is thereupon this 15th day of December, 2025, by the Circuit Court for Prince George’s County, Mary-  
land,

**ORDERED**, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George’s County, Maryland once a week for three (3) consecutive weeks, on or before the 9th day of January, 2026, warning all persons having or claiming to have any interest in the property described above appear in this Court by the 7th day of February, 2026, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
151476 (12-18,12-25,1-1)

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

LEGALS

ORDER OF PUBLICATION

EPCOT MD LLC  
v.  
Plaintiff  
Estate of Ida Mae Douglas

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 (7721 GREENLEAF RD LANDOVER 20785-0000 being known as District - 13 Account Identifier - 1413335 with a legal description of 5,445.0000 Sq.Ft. & Imps. Palmer Park Lot 43 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-25-006767**

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 7721 GREENLEAF RD LANDOVER 20785-0000 being known as District - 13 Account Identifier - 1413335 with a legal description of 5,445.0000 Sq.Ft. & Imps. Palmer Park Lot 43 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: 7721 GREENLEAF RD LANDOVER 20785-0000 being known as District - 13 Account Identifier - 1413335 with a legal description of 5,445.0000 Sq.Ft. & Imps. Palmer Park Lot 43 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 8th day of December, 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 10th day of February, 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  
151436 (12-18,12-25,1-1)

LEGALS

LM File No.: 4596-00001  
LEWIS MCDANIELS, LLC  
41 N Market St.  
Frederick, Maryland 21701

ORDER OF PUBLICATION

Aroun Lindsey,  
Plaintiff,  
vs.

Om P. Sharma; Rikhi R. Sharma; Prince George’s County, Maryland; any and all unknown owners of the property and premises situate in Prince George’s County, Maryland, described as Hillmead Station and being identified on the Tax Roll as Parcel ID: 14-1573294, and which may be known as 12330 Daisy Ln., Glendale, MD 20769, the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George’s County, Maryland, described as Hillmead Station and being identified on the Tax Roll as Parcel ID: 14-1573294, and which may be known as 12330 Daisy Ln., Glendale, MD 20769,

Defendants.  
**In the Circuit Court for  
Prince George’s County, Maryland  
Case No. C-16-CV-25-006968  
(TAX SALE)**

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

described as Hillmead Station and being identified on the Tax Roll as Parcel ID: 14-1573294, and which may be known as 12330 Daisy Ln., Glendale, MD 20769.

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

It is thereupon this 15th day of December, 2025, by the Circuit Court for Prince George’s County, Maryland,

**ORDERED**, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George’s County, Maryland, once a week for three (3) consecutive weeks, the last insertion on or before the 9th day of January, 2026, warning all persons interested in the property to appear in this Court by the 17th day of February, 2026, and redeem their property and/or answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to the property, and vesting in the plaintiff a title free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk

151475 (12-18,12-25,1-1)

Dalia Alezra  
635 North Bestgate Road, Suite 100  
Annapolis, MD 21401  
410-265-9246

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
ANNA OSWALD

Notice is given that Claudia E. O. Marlow, whose address is 3021 Ellesmere Drive, Midlothian, VA 23113, was on December 4, 2025 appointed Personal Representative of the estate of ANNA OSWALD who died on October 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 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 4th day of June, 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 4th day of June, 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.

CLAUDIA E. O. MARLOW  
Personal Representative

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

Estate No. 139590  
151509 (12-18,12-25,1-1)

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

**6336 BENTHAM DRIVE  
FORT WASHINGTON, MD 20744**

By authority contained in a Deed of Trust dated November 19, 2007 and recorded in Liber 29045, Folio 630, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$145,000.00, and an interest rate of 5.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex–If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JANUARY 6, 2026 AT 11:30 AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$10,000.00 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

151470 (12-18,12-25,1-1)

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

**14118 WAINWRIGHT COURT  
BOWIE, MD 20715**

By authority contained in a Deed of Trust dated November 23, 2021 and recorded in Liber 47216, Folio 105, modified by Loan Modification Agreement recorded on June 6, 2024, at Liber No. 49880, Folio 124, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$375,000.00, and an interest rate of 3.250%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex–If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JANUARY 20, 2026 AT 11:30 AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$38,000.00 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

151565 (1-1,1-8,1-15)

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LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
THOMAS O FOERTER

Notice is given that Kristel Rabideau, whose address is 214 Queen Anne Rd, Glen Burnie, MD 21060-7545, was on December 5, 2025 appointed Personal Representative of the estate of THOMAS O FOERTER, who died on October 5, 2025 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 5th day of June, 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 June, 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.

KRISTEL RABIDEAU  
Personal Representative

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

Estate No. 139324  
151531 (12-18,12-25,1-1)

Stephen J. Reichert  
2221 Lake Ave.  
Baltimore, MD 21213  
410-299-4959

NOTICE TO CREDITORS OF  
APPOINTMENT OF  
FOREIGN PERSONAL  
REPRESENTATIVE

NOTICE IS HEREBY GIVEN that the Probate Court of Dallas county, Texas appointed Scott B. Frenkel, whose address is 12700 Park Central Drive, Suite 1900, Dallas, TX 75251, as the Independent Executor of the Estate of Arnold N. Williams who died on July 31, 2022 domiciled in Dallas County, Texas.

The Maryland resident agent for service of process is Stephen J. Reichert, whose address is 2221 Lake Ave., Baltimore, MD 21213.

At the time of death, the decedent owned real or leasehold property in the following Maryland counties:

BALTIMORE COUNTY,  
HOWARD COUNTY,  
MONTGOMERY COUNTY, AND  
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.

SCOTT B. FRENKEL  
Foreign Personal Representative

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

Estate No. 139225  
151591 (1-1,1-8,1-15)

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

P.O. Box 1729  
Upper Marlboro, Maryland 20773

**In The Estate Of:  
LELA MAE SHORTER  
Estate No.: 138267**

NOTICE OF  
JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **February 19, 2026 at 10:30 A.M.**

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

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

151576 (1-1,1-8)

LEGALS

Karen M. Authement

540 Ritchie Hwy Suite 201

Severna Park, MD 21146

410-777-8646

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
DAVID N DORVITT

Notice is given that Toni P Dorvitt, whose address is 8479 Greenbelt Rd Apt 102, Greenbelt, MD 20770-2539, was on December 4, 2025 appointed Personal Representative of the estate of DAVID N DORVITT, who died on August 22, 2024 without a will.

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

All 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 4th day of June, 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 4th day of June, 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.

|  |                   |
|--|-------------------|
| TONI P DORVITT<br>Personal Representative  |                   |
| CERETA A. LEE<br>REGISTER OF WILLS FOR<br>PRINCE GEORGE'S COUNTY<br>P.O. Box 1729<br>UPPER MARLBORO, MD 20773-1729 |                   |
| Estate No. 136639  | Estate No. 139611 |
| 151520   | (12-18,12-25,1-1) |

LEGALS

Martin G. Oliverio

14300 Gallant Fox Lane, Suite 103

Bowie, MD 20715

301-383-1856

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
MANUEL ANTONIO CANO

Notice is given that Juan A Cuellar Alvarez, whose address is 5709 30th Ave, Hyattsville, MD 20782, was on December 8, 2025 appointed Personal Representative of the estate of MANUEL ANTONIO CANO, who died on October 14, 2025 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 8th day of June, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 8th day of June, 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.

|  |                   |
|--|-------------------|
| JUAN A CUELLAR ALVAREZ<br>Personal Representative  |                   |
| CERETA A. LEE<br>REGISTER OF WILLS FOR<br>PRINCE GEORGE'S COUNTY<br>P.O. Box 1729<br>UPPER MARLBORO, MD 20773-1729 |                   |
| Estate No. 139611  | Estate No. 139611 |
| 151521   | (12-18,12-25,1-1) |

LEGALS

Teresa M Cooney

2500 Wallington Way Suite 102

Marriottsville, MD 21104

410-442-1088

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
RUTH SUSCO MATTHEWS

Notice is given that Patricia Morris, whose address is 3904 Greencastle Ridge Dr Apt 204, Burtonsville, MD 20866-2191, was on December 1, 2025 appointed Personal Representative of the estate of RUTH SUSCO MATTHEWS who died on September 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 1st day of June, 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 1st day of June, 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 MORRIS<br>Personal Representative   |                   |
| CERETA A. LEE<br>REGISTER OF WILLS FOR<br>PRINCE GEORGE'S COUNTY<br>P.O. Box 1729<br>UPPER MARLBORO, MD 20773-1729 |                   |
| Estate No. 139574  | Estate No. 139574 |
| 151510   | (12-18,12-25,1-1) |

LEGALS

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 December 4, 2025 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 4th day of June, 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 4th day of June, 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<br>Personal Representative  |                   |
| CERETA A. LEE<br>REGISTER OF WILLS FOR<br>PRINCE GEORGE'S COUNTY<br>P.O. Box 1729<br>UPPER MARLBORO, MD 20773-1729 |                   |
| Estate No. 138309  | Estate No. 138309 |
| 151519   | (12-18,12-25,1-1) |

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  
  
3419 CHERRY HILL COURT  
BELTSVILLE, MD 20705

By authority contained in a Deed of Trust dated November 5, 2013 and recorded in Liber 35439, Folio 528, modified by Loan Modification Agreement recorded on August 6, 2015, at Liber No. 37299, Folio 263, and further modified by Loan Modification Agreement recorded on December 10, 2019, at Liber No. 42856, Folio 502, and further modified by Loan Modification Agreement recorded on May 6, 2024, at Liber No. 49788, Folio 369, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$216,015.00, and an interest rate of 7.250%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JANUARY 20, 2026 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 \$18,000.00 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.,<br>Substitute Trustees  |                |
| Tidewater Auctions, LLC<br>(410) 825-2900<br>www.tidewaterauctions.com<br>www.ServiceLink.com (Hudson Marshall) |                |
| 151566  | (1-1,1-8,1-15) |

LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
TAMMARA LAVERNE STANLEY

Notice is given that Cynthia Stanley-Massey, whose address is 5600 54th Ave Apt 106, Riverdale, MD 20737-2220, was on December 4, 2025 appointed Personal Representative of the estate of TAMMARA LAVERNE STANLEY, who died on September 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 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 4th day of June, 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 4th day of June, 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.

CYNTHIA STANLEY-MASSEY  
Personal Representative

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

Estate No. 139290

151532

(12-18,12-25,1-1)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
PAULETTE TERESA WILLIAMS

Notice is given that Starla Simpson, whose address is 12607 Kembridge Dr, Bowie, MD 20715-2871, was on December 9, 2025 appointed Personal Representative of the estate of PAULETTE TERESA WILLIAMS who died on September 2, 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 9th day of June, 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 9th day of June, 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.

|  |                   |
|--|-------------------|
| STARLA SIMPSON<br>Personal Representative  |                   |
| CERETA A. LEE<br>REGISTER OF WILLS FOR<br>PRINCE GEORGE'S COUNTY<br>P.O. Box 1729<br>UPPER MARLBORO, MD 20773-1729 |                   |
| Estate No. 139023  | Estate No. 139023 |
| 151513   | (12-18,12-25,1-1) |

LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
JANE LEIGH GARDINER

Notice is given that Leslie F Newman, whose address is 29050 Greenghead Dr, Mechanicsville, MD 20659, was on December 4, 2025 appointed Personal Representative of the estate of JANE LEIGH GARDINER, who died on May 1, 2025 without a will.

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

All 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 4th day of June, 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 4th day of June, 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.

LESLIE F NEWMAN  
Personal Representative

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

Estate No. 139248

151533

(12-18,12-25,1-1)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
JOHN WESLEY LEWIS I

Notice is given that Sheila M Lewis, whose address is 1510 Warren Street, Hyattsville, MD 20785, was on December 16, 2025 appointed Personal Representative of the estate of JOHN WESLEY LEWIS I who died on October 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 16th day of June, 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 16th day of June, 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.

|  |                   |
|--|-------------------|
| SHEILA M LEWIS<br>Personal Representative  |                   |
| CERETA A. LEE<br>REGISTER OF WILLS FOR<br>PRINCE GEORGE'S COUNTY<br>P.O. Box 1729<br>UPPER MARLBORO, MD 20773-1729 |                   |
| Estate No. 139654  | Estate No. 139654 |
| 151544   | (12-25,1-1,1-8)   |

LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
DELORES FRANCES NORRIS DAVIS

Notice is given that Anita I Johnson, whose address is 3915 Cameron St Apt 206, Dumfries, VA 22026, was on December 22, 2025 appointed Personal Representative of the estate of DELORES FRANCES NORRIS DAVIS 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 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 22nd day of June, 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 22nd day of June, 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.

ANITA I 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. 139614

151577

(1-1,1-8,1-15)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
CHERYL CEPHAS

Notice is given that Marvin Pierce, whose address is 4409 Dario Rd, Upper Marlboro, MD 20772, was on October 17, 2025 appointed Personal Representative of the estate of Cheryl Cephas who died on April 13, 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 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 17th 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.

|  |                   |
|--|-------------------|
| MARVIN PIERCE<br>Personal Representative   |                   |
| CERETA A. LEE<br>REGISTER OF WILLS FOR<br>PRINCE GEORGE'S COUNTY<br>P.O. Box 1729<br>UPPER MARLBORO, MD 20773-1729 |                   |
| Estate No. 137828  | Estate No. 137828 |
| 151578   | (1-1,1-8,1-15)    |

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SUBSTITUTE TRUSTEES’ SALE OF IMPROVED  
REAL PROPERTY

15107 NORTH BERWICK LANE  
UPPER MARLBORO, MD 20774

By authority contained in a Deed of Trust dated September 20, 2022 and recorded in Liber 48201, Folio 154, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$549,857.00, and an interest rate of 5.625%, 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

JANUARY 13, 2026 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 \$53,000.00 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  
www.xome.com

151481 (12-25,1-1,1-8)

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

1216 SWAN HARBOUR CIRCLE  
FORT WASHINGTON, MD 20744

By authority contained in a Deed of Trust dated April 2, 2015 and recorded in Liber 36897, Folio 40, and re-recorded at Liber 37095, Folio 584, modified by Loan Modification Agreement recorded on January 10, 2020, at Liber No. 43029, Folio 720, and further modified by Loan Modification Agreement recorded on April 11, 2022, at Liber No. 47448, Folio 494, and further modified by Loan Modification Agreement recorded on May 28, 2024, at Liber No. 49842, Folio 4, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$615,643.00, and an interest rate of 7.500%, 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

JANUARY 13, 2026 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 \$51,000.00 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

151483 (12-25,1-1,1-8)

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

8117 RIGGS ROAD  
HYATTSVILLE, MD 20783

By authority contained in a Deed of Trust dated July 14, 2014 and recorded in Liber 36190, Folio 581, modified by Loan Modification Agreement recorded on August 22, 2024, at Liber No. 50079, Folio 512, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$230,743.00, and an interest rate of 2.750%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JANUARY 13, 2026 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 \$30,000.00 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  
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www.tidewaterauctions.com  
www.Auction.com

151482 (12-25,1-1,1-8)

LEGALS

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LINTHICUM HEIGHTS, MD 21090  
www.cgd-law.com/sales

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED  
REAL PROPERTY

16204 BROXBURN LANE  
BRANDYWINE, MD 20613

By authority contained in a Deed of Trust dated June 7, 2013 and recorded in Liber 35023, Folio 139, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$536,287.00, and an interest rate of 3.125%, 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

JANUARY 6, 2026 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 \$44,500.00 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

151469 (12-18,12-25,1-1)

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 Duval Wing of the Prince George’s County Courthouse Complex, Upper Marlboro, Maryland on

WEDNESDAY, JANUARY 7, 2026 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

151434 (12-18,12-25,1-1)

LEGALS

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LINTHICUM HEIGHTS, MD 21090  
www.cgd-law.com/sales

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED  
REAL PROPERTY

7808 AYLESFORD LANE  
LAUREL, MD 20707

By authority contained in a Deed of Trust dated August 9, 2022 and recorded in Liber 48035, Folio 343,, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$330,000.00, and an interest rate of 4.875%, 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

JANUARY 13, 2026 AT 10:00 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 \$31,000.00 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  
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www.tidewaterauctions.com

151480 (12-25,1-1,1-8)

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LEGALS

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL HARBOR  
PROPERTY OWNER'S ASSOCIATION, INC.  
  
Plaintiff  
  
vs.  
  
Reba Bivens Byars and  
Jerry W. Ridenhour  
  
Defendant(s)  
  
**In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-25-005748**

NOTICE is hereby given this 4th day of December, 2025, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 5th day of January, 2026 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 5th day of January, 2026.

The Report of Sale states the amount of the foreclosure sale to be \$ 5,017.91. The property sold herein is One 400,000/ 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  
151424 (12-18,12-25,1-1)

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL HARBOR  
PROPERTY OWNER'S ASSOCIATION, INC.  
  
Plaintiff  
  
vs.  
  
Joseph Nelson and Beatrice E. Nelson and Shawnell Nelson  
  
Defendant(s)  
  
**In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-25-005747**

NOTICE is hereby given this 4th day of December, 2025, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 5th day of January, 2026 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 5th day of January, 2026.

The Report of Sale states the amount of the foreclosure sale to be \$ 3,452.96. The property sold herein is One 246,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

MAHASIN EL AMIN  
Clerk of the Circuit Court for Prince George's County, MD  
  
True Copy—Test:  
Mahasin El Amin, Clerk  
151425 (12-18,12-25,1-1)

LEGALS

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL HARBOR  
PROPERTY OWNER'S ASSOCIATION, INC.  
  
Plaintiff  
  
vs.  
  
Aaron N. Luster and Lakeisha S. Luster  
  
Defendant(s)  
  
**In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-25-005749**

NOTICE is hereby given this 4th day of December, 2025, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 5th day of January, 2026 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 5th day of January, 2026.

The Report of Sale states the amount of the foreclosure sale to be \$ 1,359.00. The property sold herein is One 105,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

MAHASIN EL AMIN  
Clerk of the Circuit Court for Prince George's County, MD  
  
True Copy—Test:  
Mahasin El Amin, Clerk  
151426 (12-18,12-25,1-1)

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL HARBOR  
PROPERTY OWNER'S ASSOCIATION, INC.  
  
Plaintiff  
  
vs.  
  
Denise Fogh  
  
Defendant(s)  
  
**In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-25-005746**

NOTICE is hereby given this 4th day of December, 2025, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 5th day of January, 2026 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 5th day of January, 2026.

The Report of Sale states the amount of the foreclosure sale to be \$ 9,298.23. The property sold herein is One 700,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

MAHASIN EL AMIN  
Clerk of the Circuit Court for Prince George's County, MD  
  
True Copy—Test:  
Mahasin El Amin, Clerk  
151427 (12-18,12-25,1-1)

LEGALS

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL HARBOR  
PROPERTY OWNER'S ASSOCIATION, INC.  
  
Plaintiff  
  
vs.  
  
Kenneth C Dickens and Torie R Dickens  
  
Defendant(s)  
  
**In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-25-005744**

NOTICE is hereby given this 4th day of December, 2025, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 5th day of January, 2026 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 5th day of January, 2026.

The Report of Sale states the amount of the foreclosure sale to be \$ 1,827.67. The property sold herein is One 137,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

MAHASIN EL AMIN  
Clerk of the Circuit Court for Prince George's County, MD  
  
True Copy—Test:  
Mahasin El Amin, Clerk  
151428 (12-18,12-25,1-1)

ORDER OF PUBLICATION

COLUMBIA LIENS LLC  
  
Plaintiff,  
  
vs.  
  
JEMALS RIVERDALE PARK II LLC  
Prince George's County, Maryland  
Occupant  
Unknown Owners  
  
ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 6108 RHODE ISLAND AVE, RIVERDALE, MD 20737, Parcel No. 19-2134963,  
  
And  
  
ANY UNKNOWN OWNER OF THE PROPERTY 6108 RHODE ISLAND AVE, RIVERDALE, MD 20737, Parcel No. 19-2134963, 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, Maryland Case No. C-16-CV-25-006824**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 19-2134963 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:

8,400.0000 Sq Ft & Imps Riverdale Park Lot 11 Blk 40

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

It is thereupon this 8th day of December, 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 10th day of February, 2026, and redeem the property with Parcel Identification Number 19-2134963 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  
151438 (12-18,12-25,1-1)

LEGALS

ORDER OF PUBLICATION

COLUMBIA LIENS LLC  
  
Plaintiff,  
  
vs.  
  
ANDY CHICAS A/K/A ANDY J CHICAS ALAYA  
Prince George's County, Maryland  
Occupant  
Unknown Owners  
  
ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 9612 MARLBORO PIKE UNIT 9612, UPPER MARLBORO, MD 20772, Parcel No. 15-1733310,  
  
And  
  
ANY UNKNOWN OWNER OF THE PROPERTY 9612 MARLBORO PIKE UNIT 9612, UPPER MARLBORO, MD 20772, Parcel No. 15-1733310, 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, Maryland Case No. C-16-CV-25-006831**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 15-1733310 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:

LAND UNIT 11 1.9120 Acres

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

It is thereupon this 8th day of December, 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 10th day of February, 2026, and redeem the property with Parcel Identification Number 15-1733310 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  
151439 (12-18,12-25,1-1)

ORDER OF PUBLICATION

COLUMBIA LIENS LLC  
  
Plaintiff,  
  
vs.  
  
ANDY CHICAS A/K/A ANDY J CHICAS ALAYA  
Prince George's County, Maryland  
Occupant  
Unknown Owners  
  
ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 9612 MARLBORO PIKE UNIT 9612, UPPER MARLBORO, MD 20772, Parcel No. 15-1733310,  
  
And  
  
ANY UNKNOWN OWNER OF THE PROPERTY 9612 MARLBORO PIKE UNIT 9612, UPPER MARLBORO, MD 20772, Parcel No. 15-1733310, 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, Maryland Case No. C-16-CV-25-006843**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 15-1733310 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:

UNIT 9612 2,375.0000 Sq Ft & Imps Melwood Townhouse

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

It is thereupon this 8th day of December, 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 10th day of February, 2026, and redeem the property with Parcel Identification Number 15-1733310 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  
151440 (12-18,12-25,1-1)

COLUMBIA LIENS LLC  
  
Plaintiff,  
  
vs.  
  
JAMES YONKOS  
Prince George's County, Maryland  
Occupant  
Unknown Owners  
  
ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 3808 33RD ST, MOUNT RAINIER, MD 20712, Parcel No. 17-1836055,  
  
And  
  
ANY UNKNOWN OWNER OF THE PROPERTY 3808 33RD ST, MOUNT RAINIER, MD 20712, Parcel No. 17-1836055, 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, Maryland Case No. C-16-CV-25-006844**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1836055 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:

N 25 FT OF LOT 23 3,750.0000 Sq Ft & Imps Edgemont Blk 8

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

It is thereupon this 8th day of December, 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 10th day of February, 2026, and redeem the property with Parcel Identification Number 17-1836055 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  
151441 (12-18,12-25,1-1)

ORDER OF PUBLICATION

COLUMBIA LIENS LLC  
  
Plaintiff,  
  
vs.  
  
ARMJ PROPERTIES INC  
Prince George's County, Maryland  
Occupant  
Unknown Owners  
  
ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 3731 RHODE ISLAND AVE, BRENTWOOD, MD 20722, Parcel No. 17-1896562,  
  
And  
  
ANY UNKNOWN OWNER OF THE PROPERTY 3731 RHODE ISLAND AVE, BRENTWOOD, MD 20722, Parcel No. 17-1896562, 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, Maryland Case No. C-16-CV-25-006845**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1896562 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:

NCONF USE-HOUSE 5,978.0000 Sq Ft & Imps Cedar Croft Lot 6

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

It is thereupon this 8th day of December, 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 10th day of February, 2026, and redeem the property with Parcel Identification Number 17-1896562 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  
151442 (12-18,12-25,1-1)

LEGALS

ORDER OF PUBLICATION

COLUMBIA LIENS LLC  
  
Plaintiff,  
  
vs.  
  
SVD HOLLY SPRINGS LLC  
Prince George's County, Maryland  
Occupant  
Unknown Owners  
  
ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 5900 NORTH HOLLY SPRINGS DR, CAPITOL HEIGHTS, MD 20743, Parcel No. 18-5769922,  
  
And  
  
ANY UNKNOWN OWNER OF THE PROPERTY 5900 NORTH HOLLY SPRINGS DR, CAPITOL HEIGHTS, MD 20743, Parcel No. 18-5769922, 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, Maryland Case No. C-16-CV-25-006847**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-5769922 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:

LAND UNIT 10 .9259 Acres

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

It is thereupon this 8th day of December, 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 10th day of February, 2026, and redeem the property with Parcel Identification Number 18-5769922 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  
151443 (12-18,12-25,1-1)

COLUMBIA LIENS LLC  
  
Plaintiff,  
  
vs.  
  
SVD HOLLY SPRINGS LLC  
Prince George's County, Maryland  
Occupant  
Unknown Owners  
  
ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1707 SOUTH HOLLY SPRINGS DR, CAPITOL HEIGHTS, MD 20743, Parcel No. 18-5769864,  
  
And  
  
ANY UNKNOWN OWNER OF THE PROPERTY 1707 SOUTH HOLLY SPRINGS DR, CAPITOL HEIGHTS, MD 20743, Parcel No. 18-5769864, 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, Maryland Case No. C-16-CV-25-006848**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-5769864, 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:

LAND UNIT 5B 1.05 Acres

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

It is thereupon this 8th day of December, 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 10th day of February, 2026, and redeem the property with Parcel Identification Number 18-5769864, 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  
151444 (12-18,12-25,1-1)

LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
FRANKLIN DELANO R DIXON

Notice is given that Marissa Delano Dixon Velez, whose address is 12009 Hickory Dr, Fort Washington, MD 20744-5123, was on December 16, 2025 appointed Personal Representative of the estate of FRANKLIN DELANO R DIXON who died on May 28, 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 16th day of June, 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 16th day of June, 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.

MARISSA DELANO DIXON  
VELEZ  
Personal Representative

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

Estate No. 139521

151546(12-25,1-1,1-8)

LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
FRANKLIN DELANO R DIXON

Notice is given that Marissa Delano Dixon Velez, whose address is 12009 Hickory Dr, Fort Washington, MD 20744-5123, was on December 16, 2025 appointed Personal Representative of the estate of FRANKLIN DELANO R DIXON who died on May 28, 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 16th day of June, 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 16th day of June, 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.

MARISSA DELANO DIXON  
VELEZ  
Personal Representative

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

Estate No. 139521

151546(12-25,1-1,1-8)

LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
JOANNE FAYOLA DVORAK

Notice is given that Holly M Dunne, whose address is 22800 Sweet Shrub Dr 218, Clarksburg, MD 20871, was on November 10, 2025 appointed Personal Representative of the estate of JOANNE FAYOLA DVORAK who died on October 3, 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 10th 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 10th 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.

HOLLY M DUNNE  
Personal Representative

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

Estate No. 139463

151548(12-25,1-1,1-8)

LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
JOANNE FAYOLA DVORAK

Notice is given that Holly M Dunne, whose address is 22800 Sweet Shrub Dr 218, Clarksburg, MD 20871, was on November 10, 2025 appointed Personal Representative of the estate of JOANNE FAYOLA DVORAK who died on October 3, 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 10th 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 10th 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.

HOLLY M DUNNE  
Personal Representative

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

Estate No. 139463

151548(12-25,1-1,1-8)

LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
GLENDA MARIE TURNER

Notice is given that Norvell Lawrence Turner, whose address is 4824 Victory Ct, Columbus, OH 43231-8831, was on December 11, 2025 appointed Personal Representative of the estate of GLENDA MARIE TURNER who died on October 9, 2025 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 11th day of June, 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 11th day of June, 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.

NORVELL LAWRENCE TURNER  
Personal Representative

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

Estate No. 139205

151550(12-25,1-1,1-8)

LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
GLENDA MARIE TURNER

Notice is given that Norvell Lawrence Turner, whose address is 4824 Victory Ct, Columbus, OH 43231-8831, was on December 11, 2025 appointed Personal Representative of the estate of GLENDA MARIE TURNER who died on October 9, 2025 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 11th day of June, 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 11th day of June, 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.

NORVELL LAWRENCE TURNER  
Personal Representative

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

Estate No. 139205

151550(12-25,1-1,1-8)

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LEGALS

| ORDER OF PUBLICATION  |                   |
|---|-------------------|
| COLUMBIA LIENS LLC  | Plaintiff,        |
| vs.   |                   |
| PAUL & MAE E BROWN<br>Prince George’s County, Maryland<br>Occupant<br>Unknown Owners  |                   |
| ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 113 MARYLAND PARK DR, CAPITOL HEIGHTS, MD 20743, Parcel No. 18-2111300,   |                   |
| And   |                   |
| ANY UNKNOWN OWNER OF THE PROPERTY 113 MARYLAND PARK DR, CAPITOL HEIGHTS, MD 20743, Parcel No. 18-2111300, 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, Maryland<br>Case No. C-16-CV-25-006849   |                   |
| The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-21113000, 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:  |                   |
| LT47EX205SF LOT48 EX200SF LOT49EX 2155F LOT50EX 25 0 SF 7,530.0000 Sq Ft Tolson Heights Blk 9   |                   |
| The Complaint states, among other things, that the amounts necessary for redemption have not been paid.   |                   |
| It is thereupon this 8th day of December, 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 10th day of February, 2026, and redeem the property with Parcel Identification Number 18-2111300, 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<br>Clerk of the Circuit Court for Prince George’s County, Maryland  |                   |
| True Copy—Test:<br>Mahasin El Amin, Clerk   |                   |
| 151445  | (12-18,12-25,1-1) |

LEGALS

| ORDER OF PUBLICATION  |                   |
|---|-------------------|
| COLUMBIA LIENS LLC  | Plaintiff,        |
| vs.   |                   |
| JOSHUA L ROBINSON<br>Prince George’s County, Maryland<br>Occupant<br>Unknown Owners   |                   |
| ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1026 58TH AVE, CAPITOL HEIGHTS, MD 20743, Parcel No. 18-2066801,  |                   |
| And   |                   |
| ANY UNKNOWN OWNER OF THE PROPERTY 1026 58TH AVE, CAPITOL HEIGHTS, MD 20743, Parcel No. 18-2066801, 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, Maryland<br>Case No. C-16-CV-25-006851   |                   |
| The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-2066801, 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:   |                   |
| HEIGHTS LOTS 3.4 6,250.0000 Sq Ft North Fairmont Hei Blk A  |                   |
| The Complaint states, among other things, that the amounts necessary for redemption have not been paid.   |                   |
| It is thereupon this 8th day of December, 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 10th day of February, 2026, and redeem the property with Parcel Identification Number 18-2066801, 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<br>Clerk of the Circuit Court for Prince George’s County, Maryland  |                   |
| True Copy—Test:<br>Mahasin El Amin, Clerk   |                   |
| 151446  | (12-18,12-25,1-1) |

| ORDER OF PUBLICATION  |                   |
|---|-------------------|
| COLUMBIA LIENS LLC  | Plaintiff,        |
| vs.   |                   |
| CRYSTAL AASGAARD<br>Prince George’s County, Maryland<br>Occupant<br>Unknown Owners  |                   |
| ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 9200 EDWARDS WAY UNIT 1008, HYATTSVILLE, MD 20783, Parcel No. 17-1962802,   |                   |
| And   |                   |
| ANY UNKNOWN OWNER OF THE PROPERTY 9200 EDWARDS WAY UNIT 1008, HYATTSVILLE, MD 20783, Parcel No. 17-1962802, 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, Maryland<br>Case No. C-16-CV-25-006852   |                   |
| The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1962802, 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:   |                   |
| UNIT 1008 906.0000 Sq Ft & Imps Racquet Club Condo  |                   |
| The Complaint states, among other things, that the amounts necessary for redemption have not been paid.   |                   |
| It is thereupon this 8th day of December, 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 10th day of February, 2026, and redeem the property with Parcel Identification Number 17-1962802, 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<br>Clerk of the Circuit Court for Prince George’s County, Maryland  |                   |
| True Copy—Test:<br>Mahasin El Amin, Clerk   |                   |
| 151447  | (12-18,12-25,1-1) |

LEGALS

| ORDER OF PUBLICATION  |                   |
|---|-------------------|
| COLUMBIA LIENS LLC  | Plaintiff,        |
| vs.   |                   |
| SHAWN WOODS<br>Prince George’s County, Maryland<br>Occupant<br>Unknown Owners   |                   |
| ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1001 CHILLUM RD UNIT 107, HY-ATTSVILLE, MD 20782, Parcel No. 17-3753530,  |                   |
| And   |                   |
| ANY UNKNOWN OWNER OF THE PROPERTY 1001 CHILLUM RD UNIT 107, HYATTSVILLE, MD 20782, Parcel No. 17-3753530, 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, Maryland<br>Case No. C-16-CV-25-006862   |                   |
| The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-3753530, 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:   |                   |
| 368.0000 Sq Ft & Imps The Fairmont 1001   |                   |
| The Complaint states, among other things, that the amounts necessary for redemption have not been paid.   |                   |
| It is thereupon this 8th day of December, 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 10th day of February, 2026, and redeem the property with Parcel Identification Number 17-3753530, 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<br>Clerk of the Circuit Court for Prince George’s County, Maryland  |                   |
| True Copy—Test:<br>Mahasin El Amin, Clerk   |                   |
| 151448  | (12-18,12-25,1-1) |

LEGALS

| ORDER OF PUBLICATION  |                   |
|---|-------------------|
| COLUMBIA LIENS LLC  | Plaintiff,        |
| vs.   |                   |
| LORRAINE HAMILTON<br>Prince George’s County, Maryland<br>Occupant<br>Unknown Owners   |                   |
| ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 9200 EDWARDS WAY UNIT 908, HYATTSVILLE, MD 20783, Parcel No. 17-1962638,  |                   |
| And   |                   |
| ANY UNKNOWN OWNER OF THE PROPERTY 9200 EDWARDS WAY UNIT 908, HYATTSVILLE, MD 20783, Parcel No. 17-1962638, 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, Maryland<br>Case No. C-16-CV-25-006863   |                   |
| The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1962638, 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:   |                   |
| UNIT 908 906.0000 Sq Ft & Imps Racquet Club Condo   |                   |
| The Complaint states, among other things, that the amounts necessary for redemption have not been paid.   |                   |
| It is thereupon this 8th day of December, 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 10th day of February, 2026, and redeem the property with Parcel Identification Number 17-1962638, 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<br>Clerk of the Circuit Court for Prince George’s County, Maryland  |                   |
| True Copy—Test:<br>Mahasin El Amin, Clerk   |                   |
| 151449  | (12-18,12-25,1-1) |

LEGALS

| ORDER OF PUBLICATION  |                   |
|---|-------------------|
| COLUMBIA LIENS LLC  | Plaintiff,        |
| vs.   |                   |
| MARVIN A TITUS<br>Prince George’s County, Maryland<br>Occupant<br>Unknown Owners  |                   |
| ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7923 MANDAN RD UNIT 677, GREENBELT, MD 20770, Parcel No. 21-2338770,  |                   |
| And   |                   |
| ANY UNKNOWN OWNER OF THE PROPERTY 7923 MANDAN RD UNIT 677, GREENBELT, MD 20770, Parcel No. 21-2338770, 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, Maryland<br>Case No. C-16-CV-25-006801   |                   |
| The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 21-2338770, 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:   |                   |
| UNIT 677 APT 103 PHASE 3 3,020.0000 Sq Ft & Imps Greenbriar Condo P   |                   |
| The Complaint states, among other things, that the amounts necessary for redemption have not been paid.   |                   |
| It is thereupon this 8th day of December, 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 10th day of February, 2026, and redeem the property with Parcel Identification Number 21-2338770, 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<br>Clerk of the Circuit Court for Prince George’s County, Maryland  |                   |
| True Copy—Test:<br>Mahasin El Amin, Clerk   |                   |
| 151453  | (12-18,12-25,1-1) |

LEGALS

| ORDER OF PUBLICATION  |                   |
|---|-------------------|
| COLUMBIA LIENS LLC  | Plaintiff,        |
| vs.   |                   |
| NATIONAL ASSN OF REAL ES-TATE BROKERS<br>Prince George’s County, Maryland<br>Occupant<br>Unknown Owners   |                   |
| ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 9831 GREENBELT RD UNIT J2, LANHAM, MD 20706, Parcel No. 14-2921880,   |                   |
| And   |                   |
| ANY UNKNOWN OWNER OF THE PROPERTY 9831 GREENBELT RD UNIT J2, LANHAM, MD 20706, Parcel No. 14-2921880, 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, Maryland<br>Case No. C-16-CV-25-006870   |                   |
| The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 14-2921880, 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:   |                   |
| PHASE TWO/UNIT J-2 8,509.0000 Sq Ft & Imps Greenbelt Office C   |                   |
| The Complaint states, among other things, that the amounts necessary for redemption have not been paid.   |                   |
| It is thereupon this 8th day of December, 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 10th day of February, 2026, and redeem the property with Parcel Identification Number 14-2921880, 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<br>Clerk of the Circuit Court for Prince George’s County, Maryland  |                   |
| True Copy—Test:<br>Mahasin El Amin, Clerk   |                   |
| 151452  | (12-18,12-25,1-1) |

| ORDER OF PUBLICATION  |                   |
|---|-------------------|
| COLUMBIA LIENS LLC  | Plaintiff,        |
| vs.   |                   |
| KATHLEEN HOARD<br>Prince George’s County, Maryland<br>Occupant<br>Unknown Owners  |                   |
| ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7925 MANDAN RD UNIT 660, GREENBELT, MD 20770, Parcel No. 21-2338606,  |                   |
| And   |                   |
| ANY UNKNOWN OWNER OF THE PROPERTY 7925 MANDAN RD UNIT 660, GREENBELT, MD 20770, Parcel No. 21-2338606, 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, Maryland<br>Case No. C-16-CV-25-006802   |                   |
| The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 21-2338606, 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:   |                   |
| PHASE III UNI T 660 APT T3 3,020.0000 Sq Ft & Imps Greenbriar Condo P   |                   |
| The Complaint states, among other things, that the amounts necessary for redemption have not been paid.   |                   |
| It is thereupon this 8th day of December, 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 10th day of February, 2026, and redeem the property with Parcel Identification Number 21-2338606, 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<br>Clerk of the Circuit Court for Prince George’s County, Maryland  |                   |
| True Copy—Test:<br>Mahasin El Amin, Clerk   |                   |
| 151454  | (12-18,12-25,1-1) |

| ORDER OF PUBLICATION  |                   |
|---|-------------------|
| COLUMBIA LIENS LLC  | Plaintiff,        |
| vs.   |                   |
| ANTHEA & EMEKA NWANDU<br>Prince George’s County, Maryland<br>Occupant<br>Unknown Owners   |                   |
| ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 5536 KAREN ELAINE DR UNIT 1603, HYATTSVILLE, MD 20784, Parcel No. 20-2267235,   |                   |
| And   |                   |
| ANY UNKNOWN OWNER OF THE PROPERTY 5536 KAREN ELAINE DR UNIT 1603, HY-ATTSVILLE, MD 20784, Parcel No. 20-2267235, 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, Maryland<br>Case No. C-16-CV-25-006805   |                   |
| The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 20-2267235, 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:   |                   |
| UNIT 1603 3,840.0000 Sq Ft & Imps Frenchmans Creek C  |                   |
| The Complaint states, among other things, that the amounts necessary for redemption have not been paid.   |                   |
| It is thereupon this 8th day of December, 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 10th day of February, 2026, and redeem the property with Parcel Identification Number 20-2267235, 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<br>Clerk of the Circuit Court for Prince George’s County, Maryland  |                   |
| True Copy—Test:<br>Mahasin El Amin, Clerk   |                   |
| 151456  | (12-18,12-25,1-1) |

LEGALS

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on April 1, 2006, a certain Deed of Trust was executed by Lizzie E. Howell, and Leonard D. Howell as Grantor(s) in favor of Financial Free Senior Funding Corporation, A Subsidiary of Indymac Bank, F.S.B. as Beneficiary, and Settlement Solutions as Trustee(s), and was recorded on April 12, 2006, in Book 24818, Page 660 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 February 28, 2020, and recorded on March 25, 2020, in Book 43324, Page 310, 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 August 6, 2025, was not made and remains wholly unpaid as of the date of this notice, and a Borrower has died and the Property is not the principal residence of at least one surviving Borrower, and no payment has been made sufficient to restore to the loan to currency; and

WHEREAS, the entire amount delinquent as of October 29, 2025 is \$453,975.52; 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 January 13, 2026 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: 9617 Glen Way, Fort Washington, MD 20744

Tax ID: 05-0375956

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 \$453,975.52.

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 \$45,500.00 in the form of a certified check or cashier’s check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$45,500.00 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier’s check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

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

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

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

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

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

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

Date: October 30, 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

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”

LOT NUMBERED SEVENTEEN (17) IN BLOCK LETTEERED “D”, IN THE SUBDIVISION KNOWN AS “SECTION 4, ROSE VALLEY ESTATES” IN PRINCE GEORGE’S COUNTY, MARYLAND, AS PER PLAT THEREOF RECORDED IN PLAT BOOK WWW 54 AT PLAT 36, ONE OF THE LAND RECORDS OF PRINCE GEORGE’S COUNTY, MARYLAND

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

151562

(12-25,1-1,1-8)

LEGALS

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on May 23, 2006, a certain Deed of Trust was executed by Ruth E Braxton as Grantor(s) in favor of Wells Fargo Bank, N.A. as Beneficiary, and B. George Ballman as Trustee(s), and was recorded on June 8, 2006, in Book 25331, Page 409 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 February 16, 2023, and recorded on March 2, 2023, in Book 48608, Page 556, 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 August 11, 2025, was not made and remains wholly unpaid as of the date of this notice, and a Borrower has died and the Property is not the principal residence of at least one surviving Borrower, and no payment has been made sufficient to restore to the loan to currency; and

WHEREAS, the entire amount delinquent as of October 30, 2025 is \$472,567.94; 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 January 13, 2026 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: 4321 Kinmount Road, Lanham, MD 20706

Tax ID: 20-2178531

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 \$472,567.94.

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 \$47,500.00 in the form of a certified check or cashier’s check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$47,500.00 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier’s check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

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

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

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

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

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

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

Date: October 30, 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

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.

Exhibit A

Lot numbered Six (6) in Block lettered “K” in the subdivision known as Plat One, “Whitfield Woods” as per plat thereof recorded among the Land Records of Prince George’s County, Maryland in Plat Book WWW 58 at Plat 52.

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

151563

(12-25,1-1,1-8)

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 2832 Nomad Court W., Bowie, Maryland 20716

By virtue of the power and authority contained in a Deed of Trust from TISHA S. HILLMAN, dated April 22, 2016 and recorded in Liber 38196 at Folio 106 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, JANUARY 7, 2026 AT 3:05 P.M.

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

Lot Numbered Two (2) in Block lettered "A-A" in the subdivision known as, "Plat Eight, Section Two, Phase D, Oak Pond", as per plat thereof duly recorded among the Land Records of Prince George’s County, Maryland in Plat Book NLP 123 at Plat 84.

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

\*\*\*\*THIS PROPERTY IS BEING SOLD SUBJECT TO A 120 DAY RIGHT OF REDEMPTION BY THE IRS\*\*\*

TERMS OF SALE: A deposit of \$18,000.00 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 4.125% 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

151435

(12-18,12-25,1-1)

LEGALS

Tina A Hall  
519 S. Sharp Street  
Baltimore, Maryland 21201  
410-528-0327

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
ELIZABETH BALCER-KUBICZEK

Notice is given that Eva Fleur Kubiczek Love, whose address is 3106 Ludlow Road, Cleveland, OH 44120, was on December 18, 2025 appointed Personal Representative of the estate of Elizabeth Balcer-Kubiczek who died on October 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 18th day of June, 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 June, 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.

EVA FLEUR KUBICZEK LOVE  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 139399

151580

(1-1,1-8,1-15)

THE

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POST

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LEGALS

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on June 4, 2008, a certain Deed of Trust was executed by Frances G. Rouse, a/k/a Frances I Rouse as Grantor(s) in favor of World Alliance Financial Corp. as Beneficiary, and Lakeview Title Company as Trustee(s), and was recorded on June 17, 2008, in Book 29775, Page 583 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 April 25, 2022, and recorded on May 11, 2022, in Book 47645, Page 389, 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 August 12, 2025, was not made and remains wholly unpaid as of the date of this notice, and a Borrower has died and the Property is not the principal residence of at least one surviving Borrower, and no payment has been made sufficient to restore to the loan to currency; and

WHEREAS, the entire amount delinquent as of November 3, 2025 is \$337,876.73; 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 January 20, 2026 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: 514 Carmody Hills Drive, Capitol Heights, MD 20743

Tax ID: 18-2088649

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 \$337,876.73.

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 \$34,000.00 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 \$34,000.00 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: November 3, 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

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.

Exhibit A

BEING KNOWN AND DESIGNATED as Lots Numbered Twenty-two (22), Twenty- three (23), Twenty-four (24) and Twenty-five (25), in Block lettered ‘C’, in the subdivision known as “CARMODY HILLS”, as per plat of said subdivision recorded in Plat Book SDH 3, at Plat 10, among the Land Records

LEGALS

of Prince George’s County, Maryland, being in the 18th Election District of said County. The improvements thereon being known as 514 CARMODY HILLS DRIVE, CAPITOL HEIGHTS, MD 20743.

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

151599 (1-1,1-8,1-15)

LEGALS

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on February 22, 2008, a certain Deed of Trust was executed by Sara Steward, a/k/a Sara Ann Steward as Grantor(s) in favor of Financial Freedom Senior Funding Corporation, a Subsidiary of Indymac Bank, F.S.B as Beneficiary, and Premier Title, LLC as Trustee(s), and was recorded on June 4, 2008, in Book 29736, Page 179 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 1, 2022, and recorded on June 15, 2022, in Book 47806, Page 95, 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 August 11, 2025, was not made and remains wholly unpaid as of the date of this notice, and a Borrower has died and the Property is not the principal residence of at least one surviving Borrower, and no payment has been made sufficient to restore to the loan to currency; and

WHEREAS, the entire amount delinquent as of November 3, 2025 is \$379,336.55; 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 January 20, 2026 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: 1006 Harrison Drive, Laurel, MD 20707

Tax ID: 10-1118926

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 \$379,336.55.

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 \$38,000.00 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 \$38,000.00 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: November 3, 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

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)

LEGALS

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.

Exhibit A

Lot Numbered Eleven (11) in Block Lettered “G” in the subdivision known as “FAIRLAWN”, as per Plat thereof recorded among the Land Records of Prince George’s County, Maryland in Plat Book W.W.W. 19 at Plat 70.

BEING the same property conveyed to Sara Ann Steward from Wilford M. Steward and Sara Ann Steward, by Deed dated April 18, 1985, and recorded on April 14, 1985, in Liber 6308, Folio 445.

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

151600 (1-1,1-8,1-15)

LEGALS

NOTICE OF INTENT TO DISPOSE OF IMPOUNDED VEHICLES

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

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

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

To reclaim your vehicle, please call (202) 923-5576 or (301) 420-4012.

The following vehicles are located at 1309 Ritchie Road Capitol Heights, MD 20743 or 14610 B Old Gunpowder Road, Laurel, MD 20707

| YEAR | MAKE      | MODEL  | VIN                |
|------|-----------|--------|--------------------|
| 2016 | Nissan    | Rogue  | 5N1AT2MVXGC740446  |
| 2013 | Ford      | Fusion | 3FA6P0LU7DR357126  |
| 1996 | GMC       | Jimmy  | 1GKCS13W6T12502957 |
| 1997 | Honda     | Accord | 1HGGD5606VA144953  |
| 2001 | Ford      | F350   | 1FTWW32S11EC76989  |
| 2003 | Honda     | Accord | 1HGM66513A095031   |
| 2020 | Chevrolet | Malibu | 1G1ZD55T6LF121142  |
| 2021 | Kia       | Soul   | KNDJ23AUXM7747393  |
| 2001 | Infiniti  | I30    | JNKA31AA1T014744   |
| 2015 | BMW       | 528    | WBA5A7C58FD623111  |

151596 (1-1)

LEGALS

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

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

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

You must reclaim these vehicles by: 1/9/2025.

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

| CENTRAL HEAVY DUTY TOWING<br>11 SE CRAIN HIGHWAY<br>BOWIE, MARYLAND 20716<br>301-390-9500 |               |         |    |         |                    |
|---|---------------|---------|----|---------|--------------------|
| 2016  | NISSAN        | ALTIMA  | LA | 685AAF  | IN4AL3APXGC221208  |
| 2007  | GMC           | SIERRA  | GA | RP54238 | 2GTEK13M471670072  |
| 2008  | VOLVO         | XC90    | VA | 64535D  | YV4CZ982881424560  |
| 2013  | FORD          | F-150   | VA | TJS1242 | 1FTMF1CMXDKJ40213  |
| 2004  | FORD          | ESCAPE  | MD | 3CB9985 | 1FMCU03114KB37105  |
| 1978  | MERCEDES-BENZ | C300    | MD | 1DS4607 | WDDGF8BB0A5F19029  |
| 2008  | CHEVROLET     | IMPALA  | DC | JF2145  | 2G1W758N589164515  |
| 2000  | TOYOTA        | CAMRY   | VA | TAN9606 | JTJ2D628K0Y0420061 |
| 2005  | LAND ROVER    | LR3     | MD | 7GN5556 | SLAA25475A3099418  |
| 2000  | CHEVROLET     | EXPRESS |    |         | 1GCFG15W6Y1163119  |
| CHARLEY’S CRANE SERVICE<br>8913 OLD ARDMORE RD<br>LANDOVER, MD 207850<br>301-773-7670     |               |         |    |         |                    |
| 2016  | VOLKSWAGEN    | TIGUAN  | VA | TEV2726 | WVGVBV7AX8GW542724 |
| 2004  | KIA           | OPTIMA  | MD | 6GV2811 | KNAGD128345290266  |
| JD TOWING<br>2817 RITCHIE RD<br>FORESTVILLE, MD 20747<br>301-967-0739                     |               |         |    |         |                    |
| 2002  | ACURA         | MDX     | VA | TRA6703 | 2HNYD18252H150291  |
| METROPOLITAN TOWING INC<br>8005 OLD BRANCH AVE<br>CLINTON, MD 20735<br>(301) 568-4400     |               |         |    |         |                    |
| 2014  | NISSAN        | NV200   |    |         | 3N6CM0KN5EK693252  |
| 2004  | FORD          | F-150   |    |         | 1FTPW14514K81759   |
| 2010  | CHEVROLET     | EXPRESS | MD | 3BF9982 | 1GA2G1D67A1122554  |
| 2011  | DODGE         | CHARGER | MD | 2AH5557 | 2B3CL3CG6BH1543352 |
| 2007  | HONDA         | ODYSSEY | MD | 6GN9693 | 5FNRL38787B104751  |
| 2005  | VOLKSWAGEN    | TOUREG  | VA | THP6761 | WVGGB77L35D017920  |

151597 (1-1)

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

LEGALS

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

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

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

You must reclaim these vehicles by: 1/8/2025.

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

| MCDONALD TOWING<br>2917 52ND AVENUE<br>HYATTSVILLE MD 20781<br>301-864-4133 |       |        |    |        |                   |
|---|-------|--------|----|--------|-------------------|
| 2002  | HONDA | ACCORD | MD | 091L01 | 1HGGC55622A047502 |

151598 (1-1)



LEGALS

PRINCE GEORGE’S COUNTY  
GOVERNMENT

Board of License  
Commissioners

(Liquor Control Board)

REGULAR SESSION

JANUARY 14, 2026

1. t/a Lesly’s Grill, Samuel Umanzor, President/Secretary/Treasurer. Located at 6211 Baltimore Avenue. Riverdale, 20737– Request for a Special Entertainment Permit. Represented by Linda Carter, Esquire.
2. t/a Skyvibe Restaurant and Lounge, Adebayo Bello, Managing Member/ Authorized Person. Located at 352-354 Main Street, Laurel, 20707. – Request for a Special Entertainment Permit. Represented by Linda Carter, Esquire.
3. t/a House of Flavors, Norbert Azongho, Member-Manager. Located at 13460 Baltimore Avenue, Laurel, 20707– Request for a Special Entertainment Permit.
4. t/a Brazas Tex-Mex Bar & Grill, Maria D. Aguilar, President/Secretary/Treasurer, Olga Mejia, Resident Agent. Located at 6315-6317-6319 Old Branch Avenue, Temple Hills, 20748. – Request for a Family Entertainment Permit.
5. t/a House of Soul Restaurant and Bar, Darnell Dinkins, Authorized Person, Tamara Ouckama Hawkins, Authorized Person. Located at 9430 Annapolis Road, Suite B, Lanham, 20706. – Request for a Special Entertainment Permit. Represented by Linda Carter, Esquire.
6. t/a Kitchen Near You, Violet S. Fadimatou, Member-Manager, Lawrence N. Asonglefac Member-Manager. Located at 5321 Ager Road, Hyattsville, 20782. – Request for a Special Entertainment Permit.
7. Daljit Singh, Member, t/a Cork and Bottle Liquors, located at 516 Main Street, Laurel, 20707, for an alleged violation of Alcoholic Beverage Article, Section 6-311 and Rule & Regulation #11: Alcoholic Beverage Article Section - 408 and Rule & Regulation #26(A)(7); and Tax-General Article #26(A)(15)-The failure to provide required invoices, the failure to purchase from an authorized wholesaler, and the failure to comply with applicable tax guidelines.
8. Mark Srour, President, t/a Cornerstone Grill and Loft, located at 7325 Baltimore Avenue, College Park, 20740, for an alleged violation of R.R. No. #83 of the Rules and Regulations for Prince George’s County: Alcohol Awareness: 1. Pursuant to Section 4-505 and 26-1902.1 of the Alcoholic Beverages articles of the annotated Code of Maryland, the licensee(s) of, or a person employees at, a licenses premises must be certified by an approved alcohol awareness program. 2. The license holder or an individual designated by 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.
9. Lal Bahadur Thapa, Member, Milan Thapa, Member, t/a Kaywood Liquors, located at 2205 Varnum Street, Mt. Rainier, 20712, for an alleged violation or R.R. No. 83 of the Rules and Regulations for Prince George’s County: Alcohol Awareness: 1. Pursuant to Section 4-505 and 26-1902.1 of the Alcoholic Beverages articles of the annotated Code of Maryland., the licensee(s) of, or a person employees at, a licenses premises must be certified by an approved alcohol awareness program. 2. The license holder or an individual designated by 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. For another alleged violation of R.R. No. 10(3)-Public Nuisance: Loitering, Premises Deterioration, Carryout Cup and Trash and Debris Restrictions: 3. The Holder of any class of license with an “off sale” privilege of any kind is prohibited from selling, offering for sale, giving away, or otherwise making available to patrons any single cups made of paper, plastic, Styrofoam, or any container (with or without ice).
10. Kunjan B. Patel, Managing Member, t/a Bowie Liquors, located at 6910 Laurel Bowie Road, Bowie, 20715, for an alleged violation of Section 6-311, Purchase Alcoholic Beverages from other than a Wholesaler, of the Annotated Code of Maryland, and R.R. #11-Other than a Wholesaler, R.R. #26(A)(7)-Failure to Keep Records, R.R. #26(A)(15)-Failure to comply with Tax General Article of the Rules and Regulations for Prince George’s County.
11. Bloi-Dei Dorzon, CEO, t/a Hunch House, located at 6541 American Blvd, Hyattsville, 20781. During October and November 2025, inspectors visited the location several times and determined it was closed. The licensee was summoned to show cause to explain the reason for closure.
12. Rosa Isabel Cruz Granados, President, Martin Granados, Vice President, t/a The Store, located at 3811 Hamilton Street, Hyattsville, 20706, for an alleged violation of R.R. No. #10 of the Rules and Regulations for Prince George’s County: R.R. NO. 10-

Public Nuisances; Loitering, Premises Deterioration, Carryout Cup and Trash and Debris Restrictions: 3. The Holder of any class of license with an “off sale” privilege of any kind is prohibited from selling, offering for sale, giving away, or otherwise making available to patrons any single cups made of paper, plastic, Styrofoam, or any container (with or without ice). 4. A licensee may not permit trash and debris to accumulate in or around the licenses premises, its parking lot, or areas immediately adjacent to the licensed premises.

13. Ruben D. Adrade, Member-Manager/Sole Member, t/a Galaxy 21, located at 2031 University Blvd, Suite B, Hyattsville, 20783, licensee summoned to show cause to provide clarification of the request to limit operating hours to Friday’s and Saturday’s 9:00 p.m. – 3:00 a.m.
14. Helen Kembumbara, President/Secretary/Treasurer, t/a Prime Restaurant, located at 5126 Baltimore Avenue, Hyattsville, 20781, for an alleged violation of R.R. No. 37-Change in Mode of Operation of the Rules and Regulations of the Board of License Commissioners, for Prince George’s County.

15. Edgar Flores, President, t/a Mana Bar & Grill, located at 4923 Indian Head Highway, Oxon Hill, 20745, 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.

16. James A. Panetta, Managing Member, t/a Big Daddy’s Barbeque & Discount Liquors, located at 9430 Annapolis Road, Lanham, 20706, for an alleged violation of R.R. No. #83 of the Rules and Regulations for Prince George’s County: Alcohol Awareness: 1. Pursuant to Section 4-505 and 26-1902.1 of the Alcoholic Beverages articles of the annotated Code of Maryland, the licensee(s) of, or a person employees at, a licenses premises must be certified by an approved alcohol awareness program. 2. The license holder or an individual designated by 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.

A virtual hearing will be held via Zoom at 7:00 p.m. on Wednesday, January 14, 2026. 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](mailto: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:  
Tereene Sheppard  
Director  
December 23, 2025

151595 (1-1-1-8)

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

LEGALS

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

IN THE CIRCUIT COURT FOR  
PRINCE GEORGE’S COUNTY,  
MARYLAND  
SITTING AS A JUVENILE  
COURT

In Re: GUARDIANSHIP OF:  
ZION XZAVIER D. Respondent

TPR Case No. C-16-JV-25-000669  
CROSS-REFERENCE WITH:  
CINA Case No. CINA-21-0098

NOTICE BY PUBLICATION  
TO FATHER

To: John Doe  
Relationship: Father

You are hereby notified that a guardianship case has been filed in the Circuit Court for Prince George’s County, Maryland, case number C-16-JV-25-000669. All persons who believe themselves to be the parents of a male child born on the 16th day of February 2021, at Holy Cross Hospital in Montgomery County, Maryland to Aelisha Dark, natural mother, aged 20 years old at time of birth, shall file a written response. A copy of the Show Cause Order may be obtained from the Juvenile Clerk’s Office at 14735 Main Street, Room M1408, Upper Marlboro, Maryland 20772, Telephone Number: 301-952-5087. If you do not file a written objection within 30 days after publication, you will have agreed to the permanent loss of your parental rights to this child.

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

151594 (1-1)

LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
DOLLEAN POWELL

Notice is given that Dana James, whose address is 4908 Lullwater Drive, Darlington, SC 29532-6941, was on December 19, 2025 appointed Personal Representative of the estate of Dollean Powell who died on April 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 19th day of June, 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 19th day of June, 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.

DANA 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. 137909

151581 (1-1-1-8,1-15)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
NORMA GAIL JOHNSON

Notice is given that Brandith Hermena Ann Savage, whose address is 14320 Marlborough Ln, Upper Marlboro, MD 20772-2890, was on December 17, 2025 appointed Personal Representative of the estate of NORMA GAIL JOHNSON, who died on June 2, 2025 without a will.

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

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

BRANDITH HERMENA ANN  
SAVAGE  
Personal Representative

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

Estate No. 138089

151585 (1-1,1-8,1-15)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
GEORGE ALBERTO CARCAMO

Notice is given that Melissa Carcamo, whose address is 7810 Powhatan St, New Carrollton, MD 20784-3530, was on December 19, 2025 appointed Personal Representative of the estate of GEORGE ALBERTO CARCAMO, who died on June 16, 2025 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 19th day of June, 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 19th day of June, 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.

MELISSA CARCAMO  
Personal Representative

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

Estate No. 139395

151583 (1-1,1-8,1-15)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
LORETTA NESBITT

Notice is given that Jonathan Nesbitt, whose address is 2511 Red Cedar Drive, Mitchellville, MD 20721, was on December 17, 2025 appointed Personal Representative of the estate of LORETTA NESBITT, who died on March 9, 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 June, 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 June, 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.

JONATHAN NESBITT  
Personal Representative

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

Estate No. 139766

151586 (1-1,1-8,1-15)

LEGALS

PUBLIC NOTICE  
WSSC Water Adopts Revisions to Small Local Business  
Enterprise (SLBE) Program

On December 17, 2025, the Washington Suburban Sanitary Commission adopted revisions to Chapter 6.35 of the 2025 WSSC Code of Regulations, Small Local Business Enterprise (SLBE) Program. The signed resolution can be viewed here: [www.wsscwater.com/SLBE](http://www.wsscwater.com/SLBE). The effective date of the resolution is February 1, 2026.

The revisions to the Code include modernizing eligibility standards, streamlining Program participation, and alignment with Maryland size standards.

For more information on the SLBE program:  
[www.wsscwater.com/smallandminoritybusiness](http://www.wsscwater.com/smallandminoritybusiness).

151592 (1-1)

THE PRINCE GEORGE’S POST NEWSPAPER  
Call 301-627-0900 Fax 301-627-6260

LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
DOROTHY FENTY

Notice is given that Joel Fenty, whose address is 17007 Usher Pl, Upper Marlboro, MD 20772-3443, was on December 18, 2025 appointed Personal Representative of the estate of DOROTHY FENTY, who died on August 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 of the personal representative shall file their objection with the Register of Wills on or before the 18th day of June, 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 June, 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.

JOEL FENTY  
Personal Representative

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

Estate No. 139245

151584 (1-1,1-8,1-15)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
ANTHONY KLING  
AKA: ANTHONY P KLING, ANTHONY PEARCE KLING

Notice is given that Jason Kling, whose address is 3403 Newton St, Mount Rainier, MD 20712-2123, was on December 17, 2025 appointed Personal Representative of the estate of ANTHONY KLING, who died on November 4, 2025 without a will.

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

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

JASON KLING  
Personal Representative

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

Estate No. 139665

151587 (1-1,1-8,1-15)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
JACQUELINE KAST STOVER

Notice is given that Mary Stover Marker, whose address is 8054 Jennys Way, Fulton, Maryland 20759, and Claire Stover Herrell, whose address is 104 Emmen Road, New Bern, NC 28562, were on December 22, 2025 appointed Co-Personal Representatives of the estate of Jacqueline Kast Stover who died on October 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 22nd day of June, 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 22nd day of June, 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.

MARY STOVER MARKER  
CLAIRE STOVER HERRELL  
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. 139510

151582 (1-1,1-8,1-15)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
RAYMOND DELILLY

Notice is given that Michelle Baker, whose address is 1111 Ivy Club Ln #633, Hyattsville, MD 20785, was on December 17, 2025 appointed Personal Representative of the estate of RAYMOND DELILLY, who died on October 14, 2025 without a will.

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

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

MICHELLE BAKER  
Personal Representative

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

Estate No. 139608

151588 (1-1,1-8,1-15)

LEGALS

PUBLIC NOTICE  
WSSC Water Adopts 2024 WSSC Plumbing and Fuel Gas  
Code Amendment # 1

On December 17, 2025, the Washington Suburban Sanitary Commission adopted the 2024 WSSC Plumbing and Fuel Gas Code Amendment #1. The signed resolution can be viewed here: <https://www.wsscwater.com/pf-g-code-amendment-1>. The effective date of the resolution is February 2, 2026.

The Plumbing and Fuel Gas Code can be viewed here:  
<https://www.wsscwater.com/codebooks>.

For additional code-related information, contact Technical Standards Engineering Manager Chris Imhof at [christopher.imhof@wsscwater.com](mailto:christopher.imhof@wsscwater.com) or 301-206-8514.

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**2026**

**from the Staff at  
The Prince  
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