#### **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 Washing-ton 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

UPPER MARLBORO, MD 20773-1729 Estate No. 131455

151569 (1-1)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF HOLLOWELL SHIELDS JONES

NOTICE TO UNKNOWN HEIRS

Notice is given that Milton D Everette, 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 UPPER MARLBORO, MD 20773-1729

Estate No. 139762 <u>151570</u> (1-1)

#### **LEGALS**

TO ALL PERSONS INTERESTED

Notice is given that Agnes M Muse, whose address is 10410 Out-

look Ct, Fort Washington, MD 20744-3959, was on December 19,

2025 appointed personal represen-

tative of the small estate of Willie Muse Jr, who died on February 24,

Further information can be ob-

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

All interested persons or unpaid

claimants having any objection to the appointment shall file their ob-

jections with the Register of Wills within 30 days after the date of pub-

lication of this Notice. All persons

having an objection to the probate of the will shall file their objections

with the Register of Wills within six

months after the date of publication

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

(1) Six months from the date of the

(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

CERETA A. LEE REGISTER OF WILLS FOR

P.O. Box 1729

<u>151572</u>

Prince George's County

Personal Representative

UPPER MARLBORO, MD 20773-1729

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

Estate No. 139793

(1-1)

of the following dates:

decedent's death; or

IN THE ESTATE OF WILLIE MUSE JR

2023 without a will.

tative or the attorney.

of this Notice.

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

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

UPPER MARLBORO, MD 20773-1729 Estate No. 138968

<u>151571</u>

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# **LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **EDWIN MACIAS-BAXCAJAY** 

Notice is given that Maribel Macias, whose address is 9503 Badger Ave Apt A, Clinton, MD 20735-4430, was on November 8, 2024 appointed personal representative of the small estate of Edwin Macias-Baxcajay, who died on December 14, 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 shall file their ob-jections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication

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

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

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

MARIBEL MACIAS Personal Representative

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

151573

Estate No. 135366

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF GENORA V. JACKSON

Notice is given that Douglas Anthony Coleman Jr., whose address is 1266 Morse St NE Apt 306, Washington, DC 20002-3859, was on December 22, 2025 appointed personal representative of the small estate of Genora V. Jackson, who died on July 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 shall file their ob-jections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication

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

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

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

DOUGLAS ANTHONY COLEMAN JR. Personal Representative

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

<u>151574</u>

Estate No. 138537 (1-1)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF DORIS P FREDERICK

Notice is given that Regina Fredhose addr Cordova Rd, Orangeburg, SC 29115-9247, was on November 1, 2024 appointed personal representative of the small estate of Doris P Frederick, who died on September 1, 2024 without a will.

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

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

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

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

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

REGINA FREDERICK TAYLOR Personal Representative

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

Estate No. 135170 151575

# SMALL ESTATE

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.

ANNIE WILLIAMS

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 UPPER MARLBORO, MD 20773-1729

Estate No. 136812 151567

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

NOTICE OF APPOINTMENT

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 dece-dent shall file their objections with ne 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 repre

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

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

> 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 represen-tative or the attorney.

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

All persons having claims against the decedent must serve their claims on the undersigned personal repre-sentative or file them with the Reg-ister 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 Upper Marlboro, MD 20773-1729

Estate No. 139680 151568

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 UPPER MARLBORO, MD 20773-1729

Estate No. 139648 <u>151590</u> (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 detect. 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 (1-1,1-8,1-15) <u>151579</u>

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#### 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 Per-sonal Representative of the estate of PAULETTE TERESA WILLIAMS who died on September 2, 2025 with

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 dece-dent 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

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

Estate No. 139023 (12-18,12-25,1-1)

151513

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF VIRGINIA M CRAMER

Notice is given that David R Cramer, whose address is 14904 Running Horse Pl, Bowie, MD 20715-3388, was on December 4, 2025 appointed Personal Representative of the estate of VIRGINIA M CRAMER who died on August 22, 2025 with a will.

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

All 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 repre-sentative or file it with the Register of Wills with a copy to the under-signed on or before the earlier of the following dates:

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

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

DAVID R CRAMER Personal Representative

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

Estate No. 139259 151514 (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 **DAVID E HARRIS** 

Notice is given that Danielle Harris, whose address is 127 Cree Dr, Oxon Hill, MD 20745-1216, was on December 4, 2025 appointed Personal Representative of the estate of DAVID É HARRIS who died on June 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 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.

DANIELLE HARRIS Personal Representative

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

Estate No. 137854 <u>151515</u> (12-18,12-25,1-1)

#### NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **DEBRA JACKSON** 

Notice is given that Lillian Nicole Jackson, whose address is 10820 Norbourne Farm Rd, Upper Marlboro, MD 20772, was on December 3, 2025 appointed Personal Representative of the estate of DEBRA JACK-SON who died on July 18, 2025 with a will. There was a prior small estate proceeding.

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

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

LILLIAN NICOLE JACKSON Personal Representative

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

Estate No. 138390

151516 (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 MAURA RICCI MIRANDA **MOLINA** 

Notice is given that Douglas Mejia-Ramos, whose address is 3701 37th Ave, Brentwood, MD 20722, was on December 5, 2025 appointed Personal Representative of the es-tate of MAURA RICCI MIRANDA MOLINA, who died on October 11, 2025 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal represen-tative 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 repre-sentative or file it with the Register of Wills with a copy to the under-signed on or before the earlier of the following dates:

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

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

DOUGLAS MEJIA-RAMOS Personal Representative

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

Estate No. 139575 151522 (12-18,12-25,1-1)

# NOTICE OF APPOINTMENT

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF CARRINGTON D CARTER

NOTICE TO CREDITORS

Notice is given that Brittany Tekoa Carter, whose address is 9900 Worrell Ave, Glenn Dale, MD 20769-9260, was on December 9, 2025 appointed Personal Representative of the estate of CARRINGTON D CARTER, who died on October 10, 2025 without a will.

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

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

to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the

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

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.

BRITTANY TEKOA CARTER Personal Representative

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

(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 MICHELLE LEA POOLE

Notice is given that Ouentin Loren Washington, whose address is 17530 Lake Melford Ave, Bowie, MD 20715-4501, was on December 5, 2025 appointed Personal Representative of the estate of MICHELLE LEA POOLE, who died on September 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 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 under-signed on or before the earlier of the following dates:

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

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

QUENTIN LOREN WASHINGTON Personal Representative

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

Estate No. 139387 151524 (12-18,12-25,1-1)

#### NOTICE OF APPOINTMENT NOTICE TO CREDITORS

# NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED

IN THE ESTATE OF JANICE BRUNSON Notice is given that Janine Brunson-Johnson, whose address is 6637 Park Hall Dr, Laurel, MD 20707-3251, was on December 8, 2025 appointed Personal Representative of the estate of JANICE BRUNSON,

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.

who died on August 16, 2025 with-

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

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

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

> JANINE BRUNSON-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. 139571 151525 (12-18,12-25,1-1)

# NOTICE OF APPOINTMENT

**LEGALS** 

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

> Notice is given that Yosef Sisay, whose address is 10422 44th Ave, Beltsville, MD 20705-2449, was on December 8, 2025 appointed Personal Representative of the estate of ABEBE SISAY, who died on August 29, 2025 without a will.

NOTICE TO CREDITORS

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

claimants having any objection to the appointment of the personal representative shall file their 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 dece-dent 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.

YOSEF SISAY Personal Representative

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

Estate No. 139388 <u>151526</u> (12-18,12-25,1-1)

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

# TO ALL PERSONS INTERESTED IN THE ESTATE OF DARNELL OVERTISE CLEMENT

Notice is given that Darnell Ovaughn Clement, whose address is 6128 Sea Lion Pl, Waldorf, MD 20603-4448, was on December 3, 2025 appointed Personal Representative of the estate of DARNELL OVERTISE CLEMENT, who died on August 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 3rd 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

3rd 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 under-signed on or before the earlier of the

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

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

DARNELL OVAUGHN CLEMENT Personal Representative

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

Estate No. 139062 151527 (12-18,12-25,1-1)

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

**LEGALS** 

# TO ALL PERSONS INTERESTED IN THE ESTATE OF ROBERT RONALD BRANNEN

Notice is given that Joseph Clyde Limerick Jr, whose address is 8730 Courtney Dr, Waldorf, MD 20603-4941, was on December 4, 2025 appointed Personal Representative of the estate of ROBERT RONALD BRANNEN, who died on October 21, 2025 without a will.

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

JOSEPH CLYDE LIMERICK 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. 139559 <u>151528</u> (12-18,12-25,1-1)

# tative or the attorney.

representative shall file their objection with the Register of Wills on or before the 9th day of June, 2026. All persons having any objection

9th day of June, 2026.

(1) Six months from the date of the

Estate No. 139618

# **LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF DOROTHY H. PERRY Notice is given that Tameka Cooper, whose address is 3055 Miranda Place, Waldorf, Maryland 20603, was on December 9, 2025 ap-

pointed Personal Representative of the estate of DOROTHY H. PERRY, who died on July 4, 2025 without a Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal represen-

tative 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 dece-dent 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.

TAMEKA COOPER Personal Representative

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

Estate No. 139495 151529 (12-18,12-25,1-1)

The Prince George's Post

**ADVERTISE!** Brenda Boice at 301-627-0900

IT PAYS TO

## **LEGALS**

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

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF HERBERT O DOUGLAS

Notice is given that Tanya White, whose address is 3916 Sunflower Ct, Bowie, MD 20721, was on December 5, 2025 appointed Personal Repre sentative of the estate of HERBERT O DOUGLAS, who died on February 27, 2025 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objec-tion with the Register of Wills on or before the 5th day of June, 2026.

All persons having any objection to the probate of the will of the dece-dent shall file their objections with the Register of Wills on or before the 5th day of June, 2026.

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

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

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

> TANYA WHITE Personal Representative

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

> Estate No. 138994 (12-18,12-25,1-1)

> > **LEGALS**

151523

IN THE ESTATE OF

PAUL R HISER

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

AKA: PAUL RAYMOND HISER

Notice is given that Kenneth Hiser,

whose address is 39161 E Cusic Ct, Mechanicsville, MD 20659-4905, was

on December 9, 2025 appointed Per-

sonal Representative of the estate of PAUL R HISER who died on Sep-

Further information can be ob-

tained by reviewing the estate file in

the office of the Register of Wills or

by contacting the personal represen-

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

representative shall file their objec-

tion with the Register of Wills on or

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

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

before the 9th day of June, 2026.

tember 16, 2025 with a will.

tative or the attorney

9th day of June, 2026.

following dates:

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

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF ROBERT DAVID DONALD

Notice is given that Jo-Ann B Pendorf, whose address is 1101 Montgomery Street, Laurel, MD 20707-3415, was on November 17, 2025 appointed Personal Representative of the estate of ROBERT DAVID DONALD BENEDICT, who died on February 13, 2022 without a died on February 13, 2022 without a

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 17th day of May, 2026.

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

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

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

JO-ANN B PENDORF Personal Representative

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

Estate No. 124609

151517 (12-18,12-25,1-1)

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Michel D Jeter, whose address is 11760 Carriage House Dr, Silver Spring, MD 20904, was on December 15, 2025 appointed Personal Representative of the estate of PATRICIA DICKERSON TOL

LIVER who died on October 17, 2025

Further information can be ob-

tained by reviewing the estate file in

the office of the Register of Wills or

by contacting the personal represen-

All interested persons or unpaid

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

tion with the Register of Wills on or before the 15th day of June, 2026.

All persons having any objection to the probate of the will of the dece-

dent shall file their objections with the Register of Wills on or before the

Any person having a claim against

the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register

of Wills with a copy to the undersigned on or before the earlier of the

(1) Six months from the date of the

(2) Two months after the personal

representative mails or otherwise delivers to the creditor a copy of this

published notice or other written notice, notifying the creditor that the claim will be barred unless the

creditor presents the claims within

two months from the mailing or other delivery of the notice. A claim

not presented or filed on or before

that date, or any extension provided

by law, is unenforceable thereafter.

Claim forms may be obtained from the Register of Wills.

MICHEL D JETER Personal Representative

<u>151543</u>

tative or the attorney.

15th day of June, 2026.

following dates:

decedent's death; or

with a will.

# **LEGALS**

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

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF CONSTANCE MARIE BOWMAN

Notice is given that Nicole Bowman-Smith, whose address is 7110 Branchwood Dr, Clinton, MD 20735, was on December 5, 2025 appointed Personal Representative of the estate of CONSTANCE MARIE BOW-MAN who died on September 8, 2025 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 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. laim forms may be obtained from the Register of Wills.

NICOLE BOWMAN-SMITH Personal Representative

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

UPPER MARLBORO, MD 20773-1729 Estate No. 139352 <u>151511</u> (12-18,12-25,1-1)

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

# TO ALL PERSONS INTERESTED IN THE ESTATE OF GERALDINE ROLLINS

Notice is given that Kisha Rollins, whose address is 6105 Spell Rd, Clinton, MD 20735-3806, was on December 3, 2025 appointed Personal Representative of the estate of GERALDINE ROLLINS, who died on May 30, 2024 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objec-tion with the Register of Wills on or before the 3rd 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 3rd 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.

> KISHA ROLLINS Personal Representative

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

Estate No. 139566

151534 (12-18,12-25,1-1)

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

**LEGALS** 

#### NOTICE OF APPOINTMENT IN THE ESTATE OF PATRICIA DICKERSON TOLLIVER NOTICE TO CREDITORS

#### NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF IEROME R GOLDRING

Notice is given that Alice Goldring, whose address is 1031 Michigan Ave NE Apt 3, Washington, DC 1857, was on December 9, 2025 appointed Personal Representative of the estate of JEROME R GOLDRING who died on April 18, 2023 with a

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 9th day of

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.

ALICE GOLDRING Personal Representative

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

Estate No. 129229 <u>151508</u> (12-18,12-25,1-1)

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

# TO ALL PERSONS INTERESTED IN THE ESTATE OF MARY GATLIN

Notice is given that Rodjae Gatlin, whose address is 7200 Jordan Lane, Clinton, MD 20735, was on December 5, 2025 appointed Personal Representative of the estate of MARY GATLIN, who died on January 17, 2025 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 5th day of June, 2026.

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

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

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

RODJAE GATLIN Personal Representative

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

Estate No. 136782

151518 (12-18,12-25,1-1)

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

# TO ALL PERSONS INTERESTED IN THE ESTATE OF SHERYL JACKSON

Notice is given that Albert W Jackson, whose address is 602 Caroline Dr, Norristown, PA 19401, was on December 5, 2025 appointed Personal Representative of the estate of SHERYL JACKSON, who died on November 17, 2025 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal represen-tative 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 repre-sentative or file it with the Register of Wills with a copy to the under-signed on or before the earlier of the following dates:

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

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

> ALBERT W JACKSON Personal Representative

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

151535

Estate No. 139548 (12-18,12-25,1-1)

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

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF JESSE ALPHONZO WILSON SR

Notice is given that Jeffrey Anthony Wilson, whose address is 11505 Pegasus Ct, Upper Marlboro, MD 20772-7823, and Janet A Morris, whose address is 13908 King Gregory Way, Upper Marlboro, MD 20772-5909, were on December 11, 2025 appointed Co-Personal Representatives of the estate of JESSE ALPHONZO WILSON SR who died on August 6, 2025 without a

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

JEFFREY ANTHONY WILSON JANET A MORRIS Co-Personal Representatives

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

CERETA A. LEE

Estate No. 139042

151558 (12-25,1-1,1-8)

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

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF SANDRA ANN GEORGE

Notice is given that Jennifer L Jones, whose address is 2055 Shore Dr, Edgewater, MD 21037-2937, was on December 10, 2025 appointed Personal Representative of the estate of SANDRA ANN GEORGE who died on November 5, 2025 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objec-tion with the Register of Wills on or before the 10th 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 10th day of June, 2026.

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

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

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

JENNIFER L JONES Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR P.O. Box 1729

Estate No. 139640 <u>151542</u>

UPPER MARLBORO, MD 20773-1729

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

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

**LEGALS** 

TO ALL PERSONS INTERESTED IN THE ESTATE OF HILDA 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 HILDA DIXON who died on September 22, 2025 with a will.

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

All 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 repre-sentative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates: (1) Six months from the date of the

(2) Two months after the personal representative mails or otherwise

decedent's death; 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 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. 139523 (12-25,1-1,1-8) <u>151545</u>

# The Prince George's Post For all Your Advertising Needs Call Today

301 627 0900

CERETA A. LEE REGISTER OF WILLS FOR CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY Prince George's County P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 UPPER MARLBORO, MD 20773-1729 Estate No. 139284

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

UPPER MARLBORO, MD 20773-1729 Estate No. 139404

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

the Register of Wills.

KENNETH HISER

Personal Representative

## **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 Statues 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 pro-vided 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 (12-25,1-1)<u>151561</u>

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, of a remaie 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 <u>Prince George's</u> <u>County Newspaper</u>, 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,

Joseph L. Wallace

AND

The Estate of Joseph L. Wallace

AND

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

AND

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

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, Maryland

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince general circulation in Prince George's County, Maryland once a week for three (3) consecutive weeks, on or before the 9th day of 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 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

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 LAN-DOVER 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, OR-DERED, 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 Él Amin, Clerk (12-18,12-25,1-1) 151436

# **LEGALS**

LM File No.: 4596-00001

LEWIS MCDANIELS, LLC 41 N Market St.

## Frederick, Maryland 21701 **ORDER OF PUBLICATION**

Aroun Lindsey,

Plaintiff,

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, Mary-

<u>151470</u>

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 vest-ing 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

<u>151475</u> (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 dece-dent 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 under-signed on or before the earlier of the following dates:

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

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

CLAUDIA E. O. MARLOW Personal Representative

CERETA A. LEE

151509

REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 139590

(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**

#### **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 pur-chaser. Purchaser shall be responsible for obtaining physical possession of the property.

TIME IS OF THE ESSENCE. If purchaser fails to go to settlement within ten days of ratification, or otherwise fails to comply with the terms of sale, the Trustee may declare the entire deposit forfeited and resell the property at the risk and expense of defaulting purchaser, who agrees to pay reasonable attorneys' fees and costs if a motion to resell the property has been filed, purchaser waives personal service of any paper filed in connection with such motion, and agrees to accept service of any such paper by regular mail to the address provided at time of sale. If the Trustee cannot convey insurable title, or the loan servicer determines that the sale should not have occurred, the sale shall be null and void, and purchaser's sole remedy shall be the return of deposit

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

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

(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

<u>151565</u>

# THE PRINCE

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EMAIL: bboice@pgpost.com

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# NOTICE OF APPOINTMENT

**LEGALS** 

# NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF THOMAS O FOERTER

**NOTICE TO CREDITORS** 

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 with-

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objec-tion 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 repre-sentative or file it with the Register of Wills with a copy to the under-

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

signed on or before the earlier of the

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

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

(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 ager 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

(2) Two months after the foreign personal representative mails or de-livers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claim within two months from the mailing or other de-livery 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

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

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)

Karen M. Authement 540 Ritchie Hwy Suite 201 Severna Park, MD 21146

#### 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

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

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

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

TONI P DORVITT Personal Representative

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

Estate No. 136639 <u>151520</u> (12-18,12-25,1-1)

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

TAMMARA LAVERNE STANLEY

Notice is given that Cynthia Stan-

ley-Massey, whose address is 5600 54th Ave Apt 106, Riverdale, MD

2025 appointed Personal Representative of the estate of TAMMARA LAVERNE STANLEY, who died on

September 12, 2025 without a will.

Further information can be ob-

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

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

All persons having any objection to the probate of the will of the decedent shall file their objections with

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

(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

CYNTHIA STANLEY-MASSEY

Personal Representative

UPPER MARLBORO, MD 20773-1729

Estate No. 139290

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

e Register of Wills on or before the

before the 4th day of June, 2026.

contacting the personal represen-

was on December 4

IN THE ESTATE OF

tative or the attorney

4th day of June, 2026.

decedent's death; or

the Register of Wills

REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY

Cereta A. Lee

P.O. Box 1729

151532

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

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 dece-dent 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 Personal Representative

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

Estate No. 139611

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

PAULETTE TERESA WILLIAMS

Further information can be ob-

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

All interested persons or unpaid

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

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register

of Wills with a copy to the under-signed on or before the earlier of the

(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

CERETA A. LEE REGISTER OF WILLS FOR

P.O. Box 1729

151513

Prince George's County

UPPER MARLBORO, MD 20773-1729

Estate No. 139023

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

Personal Representative

IN THE ESTATE OF

tative or the attorney.

9th day of June, 2026.

following dates:

<u>151521</u> (12-18,12-25,1-1)

LEGALS

#### **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 count to the personal representative or file it with the Register of Wills with a count to the personal representative or file it with a count to the register of the personal representative or file it with a count to the register of the reg of Wills with a copy to the under-signed on or before the earlier of the following dates:

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

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

PATRICIA MORRIS Personal Representative

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

Estate No. 139574 (12-18,12-25,1-1) 151510

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 objec-tion 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 dece-dent 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 repre-sentative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

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

> FRANCES ALIX VOLEL-STECH Personal Representative

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

Estate No. 138309

151519 (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 New-Notice is given that Starla Simpson, man, whose address is 29050 Greenhead Dr, Mechanicsville, MD 20659, whose address is 12607 Kembridge Dr, Bowie, MD 20715-2871, was on December 9, 2025 appointed Per-sonal Representative of the estate of Personal Representative of the estate of JANE LEIGH GARDINER, who died on May 1, 2025 without a PAULETTE TERESA WILLIAMS who died on September 2, 2025 with

> 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 <u>151533</u> (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 repre-sentative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

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

SHEILA M LEWIS Personal Representative

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

Estate No. 139654 (12-25,1-1,1-8) <u>151544</u>

#### **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. 42856, Folio 260, and further modified by Loan Modification Agreement recorded on May 6, 2024, at Liber No. 42856, Folio 260, 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 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 \$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., Substitute Trustees

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

<u>151566</u> (1-1,1-8,1-15)

# NOTICE OF APPOINTMENT NOTICE TO CREDITORS

# NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF DELORES FRANCES NORRIS

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 represen-tative 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 repre-sentative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

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

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)

# **LEGALS**

#### 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 Personal Representative

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

Estate No. 137828 (1-1,1-8,1-15) <u>151578</u>

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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 proviously schoduled on post day that gency, 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 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 \$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. 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

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

# **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

# IANUARY 13, 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 \$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

<u>151483</u>

# **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 in-clement 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 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 \$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 (410) 825-2900 www.tidewaterauctions.com www.Auction.com

151482

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

# **LEGALS**

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#### 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, 14725 Main St. Libror Markhore cuit 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 sitsl. 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 \$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

TIME IS OF THE ESSENCE. If purchaser fails to go to settlement within ten days of ratification, or otherwise fails to comply with the terms of sale, the Trustee may declare the entire deposit forfeited and resell the property at the risk and expense of defaulting purchaser, who agrees to pay reasonable attorneys' fees and costs if a motion to resell the property has been filed, purchaser waives personal service of any paper filed in connection with such motion, and agrees to accept service of any such paper by regular mail to the address provided at time of sale. If the Trustee cannot convey insurable title, or the loan servicer determines that the sale should not have occurred, the sale shall be null and void, and purchaser's sole remedy shall be the return of deposit

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

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

(12-25,1-1,1-8) <u>151469</u> (12-18,12-25,1-1)

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## **LEGALS**

AWBF LAW, P.C.

ATTORNEYS AND COUNSELORS AT LAW 1401 Rockville Pike, Suite 650 Rockville, MD 20852 TELEPHONÉ (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

#### WEDNESDAY, JANUARY 7, 2026 AT 3:00 P.M.

entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

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 pur-

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**

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**

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 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 \$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 (410) 825-2900 www.tidewaterauctions.com

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

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

CAPITAL COVE AT NATIONAL **HARBOR** PROPERTY OWNER'S ASSOCIA-

Plaintiff

Reba Bivens Byars and

TION, INC

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 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 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 O, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the

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

Plats, collectively, the "Timeshare

True Copy—Test: Mahasin Él Amin, Clerk (12-18,12-25,1-1) <u>151424</u>

COLUMBIA LIENS LLC

SVD HOLLY SPRINGS LLC

Prince George's County, Maryland

ALL OTHER PERSONS THAT

HAVE OR CLAIM TO HAVE ANY

INTEREST IN THE PROPERTY

5907 NORTH HOLLY SPRINGS

DR, CAPITOL HEIGHTS, MD

ANY UNKNOWN OWNER OF

THE PROPERTY 5907 NORTH HOLLY SPRINGS DR, CAPITOL HEIGHTS, MD 20743, Parcel No.

18-5769930, the unknown owner's

heirs, devisees, and personal repre-

sentatives and their or any of their

heirs, devisees, executors, adminis-

trators, grantees, assigns or successors in right, title and interest.

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 prop-

erty Parcel Identification Number

18-5769930 in Prince George's County, sold by the Collector of

Taxes for Prince George's County and the State of Maryland to the

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

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 newspa-

per having a general circulation in Prince George's County once a week for 3 successive weeks, warn-

ing 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 18-5769930

and answer the complaint or there-

after a final judgment will be en-

tered 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

plaintiff in this proceeding:

LAND UNIT 11 1.9120 Acres

been paid.

Defendants.

20743, Parcel No. 18-5769930,

vs.

And

Unknown Owners

# **NOTICE OF REPORT OF SALE**

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

Plaintiff

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**

## **OF SALE** CAPITAL COVE AT NATIONAL **HARBOR**

Denise Fogh

PROPERTY OWNER'S ASSOCIA-TION, INC. TION, INC.

Plaintiff

**NOTICE OF REPORT** 

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

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

**LEGALS** 

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

CAPITAL COVE AT NATIONAL PROPERTY OWNER'S ASSOCIA-

Plaintiff

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

Declaration"). MAHASIN EL AMIN Clerk of the Circuit Court for

True Copy—Test: Mahasin El Amin, Clerk (12-18,12-25,1-1) 151427

# **LEGALS**

Plaintiff

Defendant(s)

CAPITAL COVE AT NATIONAL

PROPERTY OWNER'S ASSOCIA-

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 Cir-

cuit 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 in-

serted in a newspaper printed in

said County, once in each of three

successive weeks before the 5th day

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 Inter-

est 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 Sec-

tion 1.46 of the Master Condo-

minium Declaration) located in

Building Q, Parcel No. Seventeen of

National Harbor Community, 250

Mariner Passage, National Harbor,

MD 20745 as tenants in common

with the other undivided interest

owners of the aforesaid Standard

VOI Units in Capital Cove at Na-

tional Harbor, a Condominium (the

"Timeshare Project") as described in

Declaration of Condominium for

Capital Cove at National Harbor, a

Condominium" dated September

11, 2009 and recorded September 25

2009 among the Land Records of

Prince George's County, Maryland

("Land Records") in Liber 31006,

folio 457 et seq., (the "Declaration")

with one or more plats attached (the

'Plats"), (the Declaration and the

Plats, collectively, the "Timeshare

MAHASIN EL AMIN

Clerk of the Circuit Court for

Prince George's County, MD

Declaration").

True Copy—Test:

Mahasin El Amin, Clerk

of January, 2026.

Kenneth C Dickens and

Torie R Dickens

TION, INC.

#### **ORDER OF PUBLICATION NOTICE OF REPORT OF SALE**

COLUMBIA LIENS LLC

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 ISLAND AVE, RIVERDALE, MD 20737, Parcel No. 19-2134963,

ANY UNKNOWN OWNER OF THE PROPERTY 6108 RHODE IS-LAND 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

<u>151438</u> (12-18,12-25,1-1)

# **LEGALS**

ORDER OF PUBLICATION COLUMBIA LIENS LLC

Plaintiff,

ANDY CHICAS A/K/A ANDY J

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 9612 MARLBORO PIKE UNIT 9612,

sors in right, title and interest. Defendants.

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

plaintiff in this proceeding: UNIT 9612 2,375.0000 Sq Ft & Imps

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 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

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

# ORDER OF PUBLICATION

Plaintiff,

CHICAS ALAYA Prince George's County, Maryland

Occupant Unknown Owners

UPPER MARLBORO, MD 20772, Parcel No. 15-1733310,

ANY UNKNOWN OWNER OF THE PROPERTY 9612 MARLBORO PIKE UNIT 9612, UPPER MARL-BORO, 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 succes-

#### In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-25-006843

County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the

Melwood Townhouse

The Complaint states, among

the 10th day of February, 2026, 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

# ORDER OF PUBLICATION

COLUMBIA LIENS LLC

Plaintiff,

JAMES YONKOS Prince George's County, Maryland 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,

151426

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

151441

# ORDER OF PUBLICATION

ARMJ PROPERTIES INC Prince George's County, Maryland Occupant Unknown Owners

BRENTWOOD, MD 20722, Parcel No. 17-1896562,

And

ANY UNKNOWN OWNER OF THE PROPERTY 3731 RHODE IS-LAND 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

# 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

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

and clear of all encumbrances.

True Copy—Test: Mahasin El Amin, Clerk

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

# ORDER OF PUBLICATION

COLUMBIA LIENS LLC

LEGALS

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

SVD HOLLY SPRINGS LLC Prince George's County, Maryland 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,

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)

# **ORDER OF PUBLICATION**

COLUMBIA LIENS LLC

Plaintiff,

Prince George's County, Maryland Unknown Owners ALL OTHER PERSONS THAT

SVD HOLLY SPRINGS LLC

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.

# In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-25-006848

Defendants.

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 nec-essary 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)

151439

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

True Copy—Test: Mahasin El Amin, Clerk

(12-18,12-25,1-1) 151442

Prince George's County, MD

COLUMBIA LIENS LLC Plaintiff,

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 3731 RHODE ISLAND AVE,

# and interest. Defendants.

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 detect. 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 Personal Representative

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

UPPER MARLBORO, MD 20773-1729 Estate No. 139521 (12-25,1-1,1-8) <u>151546</u>

#### NOTICE OF APPOINTMENT NOTICE TO CREDITORS

TO ALL PERSONS INTERESTED IN THE ESTATE OF

GEORGIA M KINARD

2025 with a will.

NOTICE TO UNKNOWN HEIRS

Notice is given that Stewart N Jones, whose address is 735 W Tantallon Dr, Fort Washington, MD 20744-7018, was on December 15, 2025 appointed Personal Representa-tive of the estate of GEORGIA M KI-NARD who died on September 20,

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 15th day of 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 15th 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 detect following dates:

(1) Six months from the date of the dècedent'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.

STEWART N JONES Personal Representative

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

Estate No. 139323 151547 (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 dece-dent 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

**LEGALS** 

<u>151548</u> (12-25,1-1,1-8)

Estate No. 139463

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARY SUSAN HUNGERFORD

Notice is given that Joseph A Baden, whose address is 1616 Foun-tain View Dr #605, Houston, TX 77057, was on December 15, 2025 appointed Personal Representative of the estate of MARY SUSAN HUNGERFORD who died on December 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 15th 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 15th 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.

JOSEPH A BADEN Personal Representative

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

Estate No. 139710

Robert M Burke

Robert Burke Law Firm

300 Charles Street PO Box 2283

La Plata, MD 20646

240-349-2768

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Bryant Price, whose address is 29848 Coolidge Drive, Mechanicsville, MD 20659,

was on December 9, 2025 appointed Personal Representative of the es-tate of MARIE PRICE, who died on

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 9th day of

Any person having a claim against the decedent must present the claim

to the undersigned personal repre-

sentative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the

(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

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.

otice, notifying the creditor that

October 2, 2025 without a will.

IN THE ESTATE OF

MARIE PRICE

June, 2026.

following dates:

<u>151549</u> (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 Representa-tive 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)

Serving

Prince George's County Since 1932

**LEGALS** 

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF

**ESTHER BAILEY** Notice is given that Chamille Kittles, whose address is 15403 Sir Edwards Drive, Upper Marlboro, MD 20772, was on December 10, 2025 appointed Personal Representative of the estate of ESTHER BAILEY, who died on December 7, 2024

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.

without a will.

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 June, 2026.

All persons having any objection to the probate of the will of the dece-dent shall file their objections with the Register of Wills on or before the 10th 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 (Will with a court to the personal representative or seem to the personal representative or file it with a court to the personal representative or file it with a court to the personal representative or file it with a court to the personal representative or file it with a court of the personal representative or file it with a court of the personal representative or file it with the Register or file it wi of Wills with a copy to the under-signed on or before the earlier of the following dates:

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

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

CHAMILLE KITTLES Personal Representative

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

Estate No. 136438

(12-25,1-1,1-8) <u>151555</u>

# **LEGALS**

Trevor A Kiessling Jr 8482 Ft Smallwood Suite A Pasadena, MD 21122 410-437-7469

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF LEON HOWARD LAMONT SR

Notice is given that Leon Howard Lamont Jr., whose address is 7706 Zena Marie Ln, Pasadena, MD 21122-1694, was on December 11, 2025 appointed Personal Representative of the estate of LEON HOWARD LAMONT SR, who died on April 8, 2025 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment 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 under-signed on or before the earlier of the following dates:

(1) Six months from the date of the

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

> LEON HOWARD LAMONT JR. Personal Representative

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

Estate No. 139679

151551 (12-25,1-1,1-8)

Tracy DuPree Davis, LLC 14616 Friendlywood Rd, #100 Burtonsville, MD 20866 301-502-4549

The Law Office Of

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF RONALD HAMNER

Notice is given that Talia T. Hamner, whose address is 2907 Troy Place, District Heights, MD 20747, was on December 10, 2025 ap-pointed Personal Representative of the estate of RONALD HAMNER, who died on July 31, 2025 without a

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objecon with the Register of Wills on or before the 10th 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 10th 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.

TALIA T. HAMNER Personal Representative

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

Estate No. 139014 (12-25,1-1,1-8) <u>151553</u>

115 Centerway Suite 306 Greenbelt, Maryland 20770 240-676-1471

S. Mona Reza, Esq.

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **AKA: JANE NWAOBASI** 

Notice is given that Ugochukwu Obasi, whose address is 13213 Allesbury Court, Upper Marlboro, MD 20772, was on December 11, 2025 appointed Personal Representative of the estate of Jane A. Obasi a/k/a: Iane Nwaobasi, who died on Sep-

All interested persons or unpaid

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

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

decedent's death; or

CERETA A. LEE REGISTER OF WILLS FOR P.O. Box 1729

151554

by contacting the personal representative or the attorney.

tion with the Register of Wills on or before the 11th day of June, 2026.

11th day of June, 2026

(1) Six months from the date of the

the Register of Wills.

UGOCHUKWU OBASI Personal Representative

UPPER MARLBORO, MD 20773-1729

Estate No. 139583 (12-25,1-1,1-8)

NOTICE TO UNKNOWN HEIRS

tember 21, 2025 without a will. Further information can be obtained by reviewing the estate file in the office of the Register of Wills or

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

(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

> BRYANT PRICE Personal Representative

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

<u>151552</u>

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

Estate No. 139659

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LARRY MILLER MCDONALD

Notice is given that Kimberlyn McDonald, whose address is 11015 Fillys Ford Xing, Upper Marlboro, MD 20772-8314, was on December 4, 2025 appointed Personal Representative of the estate of LARRY MILLER MCDONALD, who died on September 30, 2025 without a

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

All interested persons or unpaid

claimants having any objection to the appointment of the personal representative shall file their 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 repre-sentative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the

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

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

> KIMBERLYN MCDONALD Personal Representative

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

Estate No. 139576 <u>151556</u> (12-25,1-1,1-8)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF DELORIS WHITE AKA: DELORIS M WHITE

Notice is given that Christopher White, whose address is 15517 Cheswicke Ln, Upper Marlboro, MD 20772-8221, was on October 31, 2025 appointed Personal Representative of the estate of DELORIS WHITE, who died on September 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 1st 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 1st 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 under-signed on or before the earlier of the following dates:

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

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

CHRISTOPHER WHITE Personal Representative

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

Estate No. 138949 <u>151557</u> (12-25,1-1,1-8)

# The Prince George's Post

Call (301) 627-0900

Fax (301) 627-6260

Serving Prince George's County Since 1932

Plaintiff,

**ORDER OF PUBLICATION** 

NATIONAL ASSN OF REAL ES-

Prince George's County, Maryland

ALL OTHER PERSONS THAT

HAVE OR CLAIM TO HAVE ANY

INTEREST IN THE PROPERTY

9831 GREENBELT RD UNIT J2,

LANHAM, MD 20706, Parcel No.

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 per-

sonal representatives and their or

any of their heirs, devisees, execu-

tors, administrators, grantees, as-

signs or successors in right, title and

In the Circuit Court for

Prince George's County, Maryland

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 prop-

erty 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

PHASE TWO/UNIT J-2 8,509.0000

The Complaint states, among

other things, that the amounts nec-

essary for redemption have not

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 newspa-

per having a general circulation in Prince George's County once a

week for 3 successive weeks, warn-

ing 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 there-

after a final judgment will be en-

tered 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

151452

Sq Ft & Imps Greenbelt Office C

plaintiff in this proceeding:

been paid.

Defendants.

COLUMBIA LIENS LLC

TATE BROKERS

Unknown Owners

Occupant

14-2921880

interest.

**LEGALS** 

#### **LEGALS**

# **ORDER OF PUBLICATION**

COLUMBIA LIENS LLC Plaintiff,

vs.

PAUL & MAE E BROWN Prince George's County, Maryland Occupant 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 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 215SF LOT50EX 25 0 SF 7,530.0000 Sq Ft Tolson Heights Blk

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

True Copy—Test: Mahasin El Amin, Clerk

COLUMBIA LIENS LLC

JOSHUA L ROBINSON

Unknown Owners

Occupant

18-2066801,

And

interest.

**LEGALS** 

ORDER OF PUBLICATION

Prince George's County, Maryland

ALL OTHER PERSONS THAT

HAVE OR CLAIM TO HAVE ANY

INTEREST IN THE PROPERTY

HEIGHTS, MD 20743, Parcel No.

ANY UNKNOWN OWNER OF

THE PROPERTY 1026 58TH AVE,

CAPITOL HEIGHTS, MD 20743,

Parcel No. 18-2066801, the unknown owner's heirs, devisees, and per-

sonal representatives and their or

any of their heirs, devisees, execu-

tors, administrators, grantees, assigns or successors in right, title and

In the Circuit Court for

Prince George's County, Maryland

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 prop-

erty 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

HEIGHTS LOTS 3.4 6,250.0000 Sq Ft

The Complaint states, among other things, that the amounts nec-

essary for redemption have not

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 newspa-

per having a general circulation in Prince George's County once a

week for 3 successive weeks, warn-

ing 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 there-

after a final judgment will be en-

tered foreclosing all rights of redemption in the property, and

vesting in the plaintiff a title, free

MAHASIN EL AMIN

and clear of all encumbrances.

plaintiff in this proceeding:

North Fairmont Hei Blk A

been paid.

Defendants.

58TH AVE, CAPITOL

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

Plaintiff,

# ORDER OF PUBLICATION

Plaintiff, vs.

Prince George's County, Maryland

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,

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

plaintiff in this proceeding:

Racquet Club Condo

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.

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

ORDER OF PUBLICATION

Prince George's County, Maryland

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.

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

In the Circuit Court for

Prince George's County, Maryland

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 prop-

erty 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

368.0000 Sq Ft & Imps The Fairmont

The Complaint states, among

other things, that the amounts nec-

essary for redemption have not

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 newspa-

per having a general circulation in Prince George's County once a week for 3 successive weeks, warn-

ing 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 there-

after a final judgment will be en-

tered foreclosing all rights of redemption in the property, and

vesting in the plaintiff a title, free

MAHASIN EL AMIN

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

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

and clear of all encumbrances.

True Copy—Test: Mahasin El Amin, Clerk

151448

plaintiff in this proceeding:

Defendants.

COLUMBIA LIENS LLC

SHAWN WOODS

Unknown Owners

Occupant

17-3753530,

and interest.

been paid.

And

True Copy—Test: Mahasin El Amin, Clerk

151447 (12-18,12-25,1-1)

# **LEGALS**

Plaintiff,

**ORDER OF PUBLICATION** 

Prince George's County, Maryland

ALL OTHER PERSONS THAT

HAVE OR CLAIM TO HAVE ANY

INTEREST IN THE PROPERTY 9200 EDWARDS WAY UNIT 908,

HYATTSVILLE, MD 20783, Parcel

ANY UNKNOWN OWNER OF

THE PROPERTY 9200 EDWARDS

WAY UNIT 908, HYATTSVILLE,

MD 20783, Parcel No. 17-1962638,

the unknown owner's heirs, de-

visees, and personal representatives

and their or any of their heirs, de-

visees, executors, administrators,

grantees, assigns or successors in

In the Circuit Court for

Prince George's County, Maryland 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 prop-

erty 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

UNIT 908 906.0000 Sq Ft & Imps

The Complaint states, among

other things, that the amounts nec-

essary for redemption have not

It is thereupon this 8th day of De-

cember, 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 newspa-

per having a general circulation in

Prince George's County once a

week for 3 successive weeks, warn-

ing 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 there-

after a final judgment will be en-

tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free

MAHASIN EL AMIN

Clerk of the Circuit Court for

Prince George's County, Maryland

and clear of all encumbrances.

True Copy—Test: Mahasin El Amin, Clerk

plaintiff in this proceeding:

Racquet Club Condo

been paid.

Defendants.

right, title and interest.

COLUMBIA LIENS LLC

LORRAINE HAMILTON

VS.

Occupant

Unknown Owners

No. 17-1962638.

COLUMBIA LIENS LLC

Plaintiff.

**ORDER OF PUBLICATION** 

MILESTONE BLUE LLC Prince George's County, Maryland Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1836 METZEROTT RD UNIT 1401, HYATTSVILLE, MD 20783, Parcel No. 17-1935972,

ANY UNKNOWN OWNER OF THE PROPERTY 1836 METZE-ROTT RD UNIT 1401, HY-ATTSVILLE, MD 20783, Parcel No. 17-1935972, 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-25-006865

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1935972, 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 1401 981.0000 Sq Ft & Imps Presidential Tower

The Complaint states, among other things, that the amounts nec-essary 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 17-1935972, 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

151451 (12-18,12-25,1-1)

# **LEGALS**

ORDER OF PUBLICATION COLUMBIA LIENS LLC

Plaintiff, vs.

MARVIN A TITUS Prince George's County, Maryland Occupant 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

Defendants.

# In the Circuit Court for Prince George's County, Maryland 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 Greenbrian Condo P

The Complaint states, among other things, that the amounts nec-essary 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

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

and clear of all encumbrances.

COLUMBIA LIENS LLC

**ORDER OF PUBLICATION** 

SLG APTS 1 LLC A/K/A SLG APTS 2 LLC Prince George's County, Maryland

Unknown Owners ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 8400 49TH AVE, COLLEGE PARK,

MD 20740, Parcel No. 21-2330280,

Occupant

ANY UNKNOWN OWNER OF THE PROPERTY 8400 49TH AVE, COLLEGE PARK, MD 20740, Parcel No. 21-2330280, 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

Defendants.

#### In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-25-006803

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 21-2330280, 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:

LOTS 18.19 & N 10 FT OF LOT 20 11,400.0000 Sq Ft & Imps Addn to Berwyn Blk 13

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 21-2330280, 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

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

# (12-18,12-25,1-1) **LEGALS**

# **ORDER OF PUBLICATION**

COLUMBIA LIENS LLC Plaintiff,

vs.

KATHLEEN HOARD

Prince George's County, Maryland Occupant 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 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 De-

cember, 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 en-

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

tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

True Copy—Test: Mahasin El Amin, Clerk

# **LEGALS**

ORDER OF PUBLICATION COLUMBIA LIENS LLC

Plaintiff,

ANTHEA & EMEKA NWANDU Prince George's County, Maryland Occupant 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,

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

True Copy—Test: Mahasin Él Amin, Clerk

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

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

True Copy—Test: Mahasin El Amin, Clerk

151446

COLUMBIA LIENS LLC

CRYSTAL AASGAARD Occupant Unknown Owners

ANY UNKNOWN OWNER OF

Prince George's County, Maryland 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

UNIT 1008 906.0000 Sq Ft & Imps

The Complaint states, among

MAHASIN EL AMIN

<u>151449</u> (12-18,12-25,1-1)

ORDER OF PUBLICATION

COLUMBIA LIENS LLC Plaintiff,

LUNITAS PROPERTIES LLC Prince George's County, Maryland Occupant

Unknown Owners ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1836 METZEROTT RD UNIT 2024, HYATTSVILLE, MD 20783, Parcel

No. 17-1939594,

**LEGALS** 

Plaintiff,

ANY UNKNOWN OWNER OF THE PROPERTY 1836 METZE-ROTT RD UNIT 2024, HY-ATTSVILLE, MD 20783, Parcel No. 17-1939594, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or succes-

## sors in right, title and interest. Defendants. In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-25-006864

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1939594, 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 2024 982.0000 Sq Ft & Imps

Presidential Tower

been paid.

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

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 17-1939594, 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

151450

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

True Copy—Test: Mahasin El Amin, Clerk

151453 (12-18,12-25,1-1)

151454

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

151456

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

#### 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

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 Fore-closure 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 foreclo-sure completed pursuant to the Act. Therefore, the Foreclosure Com-missioner 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. HÜD 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  $\rm N/A$  (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"

151562

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

#### **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

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 hidder 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 foreclo-sure 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. HÛD 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.

151563

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

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

**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 TISHAS. 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 to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on will offer for sale at public auction in front of the Main Street entrance

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 rati-

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

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 ioneer's Number # A00

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 UPPER MARLBORO, MD 20773-1729

151580

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

Estate No. 139399 (1-1,1-8,1-15)

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#### **LEGALS**

# **ORDER OF PUBLICATION**

COLUMBIA LIENS LLC

SHAWN WOODS Prince George's County, Maryland Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1009 CHILLUM RD UNIT 303, HY-ATTSVILLE, MD 20782, Parcel No. 17-3755337,

And

ANY UNKNOWN OWNER OF THE PROPERTY 1009 CHILLUM RD UNIT 303, HYATTSVILLE, MD 20782, Parcel No. 17-3755337, 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-25-006855

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-3755337, 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 303 368.0000 Sq Ft & Imps The Fairmont 1009

The Complaint states, among other things, that the amounts nec-essary 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 17-3755337, 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

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

COLUMBIA LIENS LLC

ORDER OF PUBLICATION

SHAWN WOODS  $Prince\ George's\ County,\ Maryland$ Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1009 CHILLUM RD UNIT 118, HY-ATTSVILLE, MD 20782, Parcel No. 17-3755097,

ANY UNKNOWN OWNER OF THE PROPERTY 1009 CHILLUM RD UNIT 118, HYATTSVILLE, MD 20782, Parcel No. 17-3755097, 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-25-006856

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-3755097, 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 118 368.0000 Sq Ft & Imps The Fairmont 1009

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 17-3755097, 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

<u>151458</u> (12-18,12-25,1-1)

# **LEGALS**

COLUMBIA LIENS LLC

**ORDER OF PUBLICATION** 

REID COMMUNITY DEVELOP-MENT CORP

Prince George's County, Maryland Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 12150 ANNAPOLIS RD UNIT 314, GLENN DALE, MD 20769, Parcel No. 14-3969540,

ANY UNKNOWN OWNER OF THE PROPERTY 12150 ANNAPO-LIS RD UNIT 314, GLENN DALE, MD 20769, Parcel No. 14-3969540, 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-25-006857

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 14-3969540, 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:

5,207.0000 Sq Ft & Imps Fairwood Office Ps

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 14-3969540, 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

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

# ORDER OF PUBLICATION

COLUMBIA LIENS LLC

ASRAT GEBREMARIAM & GEA-DION GEBREYESE Prince George's County, Maryland Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 2702 COOL SPRING RD, HY-ATTSVILLE, MD 20783, Parcel No. 17-1924687.

And

ANY UNKNOWN OWNER OF THE PROPERTY 2702 COOL SPRING RD, HYATTSVILLE, MD 20783, Parcel No. 17-1924687, 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-25-006858

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1924687, 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:

22,000.0000 Sq Ft Cool Spring Estate Lot 2 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 17-1924687, 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

151460 (12-18,12-25,1-1)

COLUMBIA LIENS LLC

**ORDER OF PUBLICATION** 

JULINDA MALLORY Prince George's County, Maryland Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1836 METZEROTT RD UNIT 905, HYATTSVILLE, MD 20783, Parcel No. 17-1934157,

And

ANY UNKNOWN OWNER OF THE PROPERTY 1836 METZE-ROTT RD UNIT 905, HY-ATTSVILLE, MD 20783, Parcel No. 17-1934157, 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-25-006859

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1934157, 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 905 981.0000 Sq Ft & Imps Presidential Tower

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 17-1934157, 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

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

#### **ORDER OF PUBLICATION**

COLUMBIA LIENS LLC

REUBEN & ESTHER L SAWDAYE Prince George's County, Maryland Occupant

Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 4313 KNOX RD UNIT 205, COL-LEGE PARK, MD 20740, Parcel No. 21-2328698,

And

ANY UNKNOWN OWNER OF THE PROPERTY 4313 KNOX RD UNIT 205, COLLEGE PARK, MD 20740, Parcel No. 21-2328698, 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-25-006808

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 21-2328698, 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 205 PHASE 2 974.0000 Sq Ft & Imps College Park Tower

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 21-2328698, 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

151462 (12-18,12-25,1-1)

# LEGALS

Plaintiff,

# ORDER OF PUBLICATION

COLUMBIA LIENS LLC

BEVERLY A POSTON Prince George's County, Maryland Occupant

Unknown Owners ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 8475 GREENBELT RD UNIT 8475 201, GREENBELT, MD 20770, Parcel

No. 21-2303857, And

ANY UNKNOWN OWNER OF THE PROPERTY 8475 GREENBELT RD UNIT 8475 201, GREENBELT, MD 20770, Parcel No. 21-2303857, 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-25-006809

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 21-2303857, 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:

CONDOMINIUM UNIT 8475-201 3,000.0000 Sq Ft & Imps Chelsea Wood Condo

The Complaint states, among other things, that the amounts nec-essary 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 21-2303857, 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

(12-18,12-25,1-1) 151463

Plaintiff,

K R CONTRUCTION LLC Prince George's County, Maryland Occupant

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 6964 HANOVER PKWY UNIT 6964-101, GREENBELT, MD 20770, Parcel No. 21-2376556,

ANY UNKNOWN OWNER OF THE PROPERTY 6964 HANOVER PKWY UNIT 6964-101, GREEN-BELT, MD 20770, Parcel No. 21-2376556, 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.

# In the Circuit Court for

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 21-2376556, in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the

UNIT 6964-101 PHASE 13

The Complaint states, among other things, that the amounts nec-essary 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 21-2376556, 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

True Copy—Test: Mahasin El Amin, Clerk

151464 (12-18,12-25,1-1)

# ORDER OF PUBLICATION

COLUMBIA LIENS LLC

Unknown Owners

Defendants.

# Prince George's County, Maryland Case No. C-16-CV-25-006798

plaintiff in this proceeding: 1,615.0000 Sq Ft & Imps Hunting Ridge Cond

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

# ORDER OF PUBLICATION

COLUMBIA LIENS LLC Plaintiff,

NATIONAL ASSN OF REAL ESTATE BROKERS Prince George's County, Maryland Occupant

Unknown Owners ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 9831 GREENBELT RD UNIT 12, LANHAM, MD 20706, Parcel No.

14-2921872. And

interest.

ANY UNKNOWN OWNER OF THE PROPERTY 9831 GREENBELT RD UNIT 12, LANHAM, MD 20706, Parcel No. 14-2921872, 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

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

Case No. C-16-CV-25-006893 The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 14-2921872, 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 I-2 8,509.0000 Sq Ft & Imps Greenbelt Office C

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

It is thereupon this 9th 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 14-2921872, 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 Él Amin, Clerk

151465

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

ORDER OF PUBLICATION COLUMBIA LIENS LLC

Plaintiff,

TOMMIE BROADWATER JR

Prince George's County, Maryland Occupant Unknown Owners ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY

7701 BARLOWE RD UNIT 8, LAN-

DOVER, MD 20785, Parcel No. 13-

**LEGALS** 

And ANY UNKNOWN OWNER OF THE PROPERTY 7701 BARLOWE RD UNIT 8, LANDOVER, MD 20785, Parcel No. 13-3585866, 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-25-006894 The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 13-3585866, 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 8 7,122.0000 Sq Ft & Imps Palmer Park Commer

The Complaint states, among other things, that the amounts nec-essary for redemption have not

It is thereupon this 9th 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 13-3585866, 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

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

and clear of all encumbrances.

True Copy—Test: Mahasin El Amin, Clerk 151466 (12-18,12-25,1-1) 9620 INVESTMENTS LLC

ORDER OF PUBLICATION

COLUMBIA LIENS LLC

Prince George's County, Maryland Occupant Unknown Owners ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY

INTEREST IN THE PROPERTY

9620 LOTTSFORD CT, UPPER

MARLBORO, MD 20774, Parcel No. 13-3005543,

And ANY UNKNOWN OWNER OF THE PROPERTY 9620 LOTTSFORD CT, UPPER MARLBORO, MD 20774, Parcel No. 13-3005543, 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 Defendants.

# In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-25-006895

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 13-3005543, 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:  $3.5890 \ Acres \ Lot \ 51$ 

and interest.

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

It is thereupon this 9th 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 13-3005543, 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

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

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

and clear of all encumbrances.

True Copy—Test: Mahasin El Amin, Clerk

151467

ORDER OF PUBLICATION

COLUMBIA LIENS LLC Plaintiff,

MARILYN M CORDER Prince George's County, Maryland Occupant

Unknown Owners ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 10017 S CAMPUS WAY UNIT 116, UPPER MARLBORO, MD 20774,

Parcel No. 13-1518927,

**LEGALS** 

ANY UNKNOWN OWNER OF THE PROPERTY 10017 S CAMPUS WAY UNIT 116, UPPER MARL-BORO, MD 20774, Parcel No. 13-1518927, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or succes-

#### sors in right, title and interest. Defendants. In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-25-006896

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 13-1518927, 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: 5,131.0000 Sq Ft & Imps Prince Place

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

It is thereupon this 9th 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 13-1518927, 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

151468 (12-18,12-25,1-1)

#### 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  $\rm N/A$  (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

<u>151600</u>

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

www.tidewaterauctions.com

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# LEGALS

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

# NOTICE OF INTENT TO DISPOSE OF IMPOUNDED VEHICLES

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

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

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

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

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

<u>YEAR</u>	<u>MAKE</u>	<u>MODEL</u>	<u>VIN</u>
2016	Nissan	Rogue	5N1AT2MVXGC740446
2013	Ford	Fusion	3FA6P0LU7DR357126
1996	GMC	Jimmy	1GKCS13W6T2502957
1997	Honda	Accord	1HGCD5606VA144953
2001	Ford	F350	1FTWW32S11EC76989
2003	Honda	Accord	1HGCM66513A095031
2020	Chevrolet	Malibu	1G1ZD5ST6LF121142
2021	Kia	Soul	KNDJ23AUXM7747393
2001	Infiniti	I30	JNKCA31A41T014744
2015	BMW	528	WBA5A7C58FD623111
<u>151596</u>			(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 11 SE CRAIN HIGHWAY BOWIE, MARYLAND 20716 301-390-9500

2016	NISSAN	ALTIMA	LA	685AAF	1N4AL3APXGC221208
2007	GMC	SIERRA	GA	RPS4238	2GTEK13M471670072
2008	VOLVO	XC90	VA	64535D	YV4CZ982881424560
2013	FORD	F-150	VA	TJS1242	1FTMF1CMXDKF40213
2004	FORD	ESCAPE	MD	3CB9985	1FMCU03114KB37105
1978	MERCEDES-BENZ	Z C300	MD	1DS4607	WDDGF8BB0AF519029
2008	CHEVROLET	<b>IMPALA</b>	DC	JF2145	2G1WT58N589164515
2000	TOYOTA	CAMRY	VA	TAN9606	JT2BG28K0Y0420061
2005	LAND ROVER	LR3	MD	7GN5556	SALAA25475A309418
2000	CHEVROLET	EXPRESS			1GCFG15W6Y1163119

#### CHARLEY'S CRANE SERVICE 8913 OLD ARDMORE RD LANDOVER, MD 207850 301-773-7670

 2016
 VOLKSWAGEN
 TIGUAN
 VA
 TEV2726
 WVGBV7AX8GW542724

 2004
 KIA
 OPTIMA
 MD
 6GV2811
 KNAGD128345290266

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

2002 ACURA MDX VA TRA6703 2HNYD18252H510291

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

2004	NISSAN FORD CHEVROLET DODGE HONDA	NV200 F-150 EXPRESS CHARGER ODYSSEY	MD MD MD	3BF9982 2AH5557 6GN9693	3N6CM0KN5EK693252 1FTPW14514KC81759 1GA2G1DG7A1122554 2B3CL3CG6BH543352 5FNRL38787B104751
2007	HONDA	ODYSSEY	MD	6GN9693	5FNRL38787B104751
2005	VOLKSWAGEN	TOUREG	VA	THP6761	WVGBG77L35D017920

<u>151597</u> (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 2917 52ND AVENUE HYATTSVILLE MD 20781

301-864-4133

2002 HONDA ACCORD MD 091L01 1HGCG55622A047502

151598 (1-1)

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, Es-
- 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 Tamara 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 Roaď, 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 5-302 and Rule & Regulation #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
- 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 employes 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 employes 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, lo cated 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 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 Huncho 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

- 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, 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-EFFECTUA-TIŎN (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 employes 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 Wednes-day, 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 <u>BLC@co.pg.md.us</u> to request the link. Letters of Support or Oppositions should be submitted to our office at least 5 days prior to the day of the hearing. Additional information may be obby contacting the Board's tained Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest: Terence Sheppard Director December 23, 2025

(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 PLAIN 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 Num-ber: 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

GEORGE ALBERTO CARCAMO

Notice is given that Melissa Car-

camo, whose address is 7810 Powhatan St, New Carrollton, MD

20784-3530, was on December 19,

2025 appointed Personal Representative of the estate of GEORGE AL-

BERTO CARCAMO, who died on

Further information can be obtained by reviewing the estate file in

the office of the Register of Wills or

by contacting the personal representative or the attorney.

All interested persons or unpaid

claimants having any objection to

the appointment of the personal representative shall file their objec-

tion with the Register of Wills on or

All persons having any objection to the probate of the will of the dece-

dent shall file their objections with

the Register of Wills on or before the 19th day of June, 2026.

Any person having a claim against

the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register

of Wills with a copy to the under-signed on or before the earlier of the following dates:

(1) Six months from the date of the

(2) Two months after the personal

representative mails or otherwise delivers to the creditor a copy of this published notice or other written

notice, notifying the creditor that the claim will be barred unless the

creditor presents the claims within

two months from the mailing or other delivery of the notice. A claim

not presented or filed on or before

that date, or any extension provided by law, is unenforceable thereafter.

Claim forms may be obtained from

MELISSA CARCAMO

Personal Representative

UPPER MARLBORO, MD 20773-1729

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Jonathan Nes-

bitt, 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

Further information can be ob-

tained by reviewing the estate file in

the office of the Register of Wills or

by contacting the personal represen-

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

representative shall file their 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 dece-dent shall file their objections with

the Register of Wills on or before the

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

sentative or file it with the Register

of Wills with a copy to the undersigned on or before the earlier of the

(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

UPPER MARLBORO, MD 20773-1729

Estate No. 139766

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

IN THE ESTATE OF LORETTA NESBITT

tative or the attorney.

17th day of June, 2026.

following dates:

Estate No. 139395

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

decedent's death; or

the Register of Wills.

REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY

CERETA A. LEE

P.O. Box 1729

151583

before the 19th day of June, 2026.

June 16, 2025 without a will.

IN THE ESTATE OF

#### 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 the of the e of Dollean Powell who died on April

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.

24, 2025 with a will.

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

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

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

Personal Representative

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

Estate No. 137909 <u>151581</u> (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 repre-sentative or file it with the Register of Wills with a copy to the under-signed on or before the earlier of the following dates:

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

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

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)

<u>151586</u>

CERETA A. LEE

P.O. Box 1729

REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY

# **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. 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.

151592 (1-1)

## **LEGALS**

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

# TO ALL PERSONS INTERESTED **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

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

#### 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 es-tate of ANTHONY KLING, who died on November 4, 2025 without

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 dece-dent 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 set presented or filed on or before 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

151587

Estate No. 139665

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

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

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

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

> MICHELLE BAKER Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY 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: <a href="https://www.wsscwater.com/pfg-code-amendment-1">https://www.wsscwater.com/pfg-code-amendment-1</a>. 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 or 301-

151593 (1-1)

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

# The Prince George's Post Newspaper Call (301) 627-0900 or

\* \* \* \*

Fax (301) 627-6260

