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George's Post  
Newspaper*

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*Your Newspaper  
of  
Legal Record*

LEGALS

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on April 1, 2006, a certain Deed of Trust was executed by Lizzie E. Howell, and Leonard D. Howell as Grantor(s) in favor of Financial Free Senior Funding Corporation, A Subsidiary of Indymac Bank, F.S.B. as Beneficiary, and Settlement Solutions as Trustee(s), and was recorded on April 12, 2006, in Book 24818, Page 660 in the Office of the Land Records for Prince George’s County, Maryland; and

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

WHEREAS, the Deed of Trust is now owned by the Secretary, pursuant to an assignment dated February 28, 2020, and recorded on March 25, 2020, in Book 43324, Page 310, in the office of the Land Records for Prince George’s County, Maryland; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on August 6, 2025, was not made and remains wholly unpaid as of the date of this notice, and a Borrower has died and the Property is not the principal residence of at least one surviving Borrower, and no payment has been made sufficient to restore to the loan to currency; and

WHEREAS, the entire amount delinquent as of October 29, 2025 is \$453,975.52; and

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

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary’s designation of me as Foreclosure Commissioner, notice is hereby given that on January 13, 2026 at 11:30 am local time, all real and personal property at or used in connection with the following described premises (“Property”) will be sold at public auction to the highest bidder:

See attached Exhibit A

Commonly known as: 9617 Glen Way, Fort Washington, MD 20744

Tax ID: 05-0375956

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

The Secretary of Housing and Urban Development will bid \$453,975.52.

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

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

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

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

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

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

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

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

Date: October 30, 2025

Cohn, Goldberg & Deutsch, LLC  
Foreclosure Commissioner

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

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

Schedule “A”

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

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

151562 (12-25,1-1,1-8)

LEGALS

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on May 23, 2006, a certain Deed of Trust was executed by Ruth E Braxton as Grantor(s) in favor of Wells Fargo Bank, N.A. as Beneficiary, and B. George Ballman as Trustee(s), and was recorded on June 8, 2006, in Book 25331, Page 409 in the Office of the Land Records for Prince George’s County, Maryland; and

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

WHEREAS, the Deed of Trust is now owned by the Secretary, pursuant to an assignment dated February 16, 2023, and recorded on March 2, 2023, in Book 48608, Page 556, in the office of the Land Records for Prince George’s County, Maryland; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on August 11, 2025, was not made and remains wholly unpaid as of the date of this notice, and a Borrower has died and the Property is not the principal residence of at least one surviving Borrower, and no payment has been made sufficient to restore to the loan to currency; and

WHEREAS, the entire amount delinquent as of October 30, 2025 is \$472,567.94; and

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

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary’s designation of me as Foreclosure Commissioner, notice is hereby given that on January 13, 2026 at 11:30 am local time, all real and personal property at or used in connection with the following described premises (“Property”) will be sold at public auction to the highest bidder:

See attached Exhibit A

Commonly known as: 4321 Kinmount Road, Lanham, MD 20706

Tax ID: 20-2178531

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

The Secretary of Housing and Urban Development will bid \$472,567.94.

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

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

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

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

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

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

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

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

Date: October 30, 2025

Cohn, Goldberg & Deutsch, LLC  
Foreclosure Commissioner

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

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

Exhibit A

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

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

151563 (12-25,1-1,1-8)

LEGALS

PRINCE GEORGE’S COUNTY GOVERNMENT

Board of License Commissioners (Liquor Control Board)

REGULAR SESSION

JANUARY 14, 2026

- 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.
- t/a Skyvibe Restaurant and Lounge, Adebayo Bello, Managing Member/Authorized Person. Located at 352-354 Main Street, Laurel, 20707. – Request for a Special Entertainment Permit. Represented by Linda Carter, Esquire.
- t/a House of Flavors, Norbert Azongho, Member-Manager. Located at 13460 Baltimore Avenue, Laurel, 20707– Request for a Special Entertainment Permit.
- 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.
- t/a House of Soul Restaurant and Bar, Darnell Dinkins, Authorized Person, Tamara Ouckama Hawkins, Authorized Person. Located at 9430 Annapolis Road, Suite B, Lanham, 20706. – Request for a Special Entertainment Permit. Represented by Linda Carter, Esquire.
- t/a Kitchen Near You, Violet S. Fadimatou, Member-Manager, Lawrence N. Asonglefac Member-Manager. Located at 5321 Ager Road, Hyattsville, 20782. – Request for a Special Entertainment Permit.
- 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 guidelines.
- 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 employee 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.
- 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 employee 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).
- Kunjan B. Patel, Managing Member, t/a Bowie Liquors, located at 6910 Laurel Bowie Road, Bowie, 20715, for an alleged violation of Section 6-311, Purchase Alcoholic Beverages from other than a Wholesaler, of the Annotated Code of Maryland, and R.R. #11-Other than a Wholesaler, R.R. #26(A)(7)-Failure to Keep Records, R.R. #26(A)(15)-Failure to comply with Tax General Article of the Rules and Regulations for Prince George’s County.
- 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.
- Rosa Isabel Cruz Granados, President, Martin Granados, Vice President, t/a The Store, located at 3811 Hamilton Street, Hyattsville, 20706, for an alleged violation of R.R. No. #10 of the Rules and Regulations for Prince George’s County: R.R. NO. 10-

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

13. Ruben D. Adrade, Member-Manager/Sole Member, t/a Galaxy 21, located at 2031 University Blvd, Suite B, Hyattsville, 20783, licensee summoned to show cause to provide clarification of the request to limit operating hours to Friday’s and Saturday’s 9:00 p.m. – 3:00 a.m.

14. Helen Kembumbara, President/Secretary/Treasurer, t/a Prime Restaurant, located at 5126 Baltimore Avenue, Hyattsville, 20781, for an alleged violation of R.R. No. 37-Change in Mode of Operation of the Rules and Regulations of the Board of License Commissioners, for Prince George’s County.

15. Edgar Flores, President, t/a Mana Bar & Grill, located at 4923 Indian Head Highway, Oxon Hill, 20745, for an alleged violation of Section 26-2102 of the Alcoholic Beverage Article of the Annotated Code of Maryland and Rule and Regulation 88- NON-EFFECTUATION (Failure to put approved license or permits in use) of the Rules and Regulations for Prince George’s County.

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

**A virtual hearing will be held via Zoom at 7:00 p.m. on Wednesday, January 14, 2026. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC’s website at <http://bolc.mypgc.us>, or you may email [BLC@co.pg.md.us](mailto:BLC@co.pg.md.us) to request the link. Letters of Support or Oppositions should be submitted to our office at least 5 days prior to the day of the hearing. Additional information may be obtained by contacting the Board’s Office at 301-583-9980.**

BOARD OF LICENSE COMMISSIONERS

Attest:  
Terence Sheppard  
Director  
December 23, 2025

151595 (1-1,1-8)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LORETTA NESBITT

Notice is given that Jonathan Nesbitt, whose address is 2511 Red Cedar Drive, Mitchellville, MD 20721, was on December 17, 2025 appointed Personal Representative of the estate of LORETTA NESBITT, who died on March 9, 2025 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 17th day of June, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 17th day of June, 2026.

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

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

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

JONATHAN NESBITT  
Personal Representative

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

Estate No. 139766

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

LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
FRANCIS MOTEN

Notice is given that Vanessa Giles, whose address is 18 S Loudoun St, Lovettsville, VA 20180, was on December 17, 2025 appointed Personal Representative of the estate of FRANCIS MOTEN, who died on August 24, 2025 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 17th day of June, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 17th day of June, 2026.

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

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

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

VANESSA GILES  
Personal Representative

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

Estate No. 138810

151589	(1-1,1-8,1-15)
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151589 (1-1,1-8,1-15)

LEGALS

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

NOTICE TO CREDITORS OF  
APPOINTMENT OF  
FOREIGN PERSONAL  
REPRESENTATIVE

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

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

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

BALTIMORE COUNTY,  
HOWARD COUNTY,  
MONTGOMERY COUNTY, AND  
PRINCE GEORGE’S COUNTY

All persons having claims against the decedent must file their claims with the Register of Wills for Prince George’s County with a copy to the foreign personal representative on or before the earlier of the following dates:

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

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

SCOTT B. FRENKEL  
Foreign Personal Representative

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

Estate No. 139225

151591	(1-1,1-8,1-15)
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151591 (1-1,1-8,1-15)

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

P.O. Box 1729  
Upper Marlboro, Maryland 20773

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

NOTICE OF  
JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

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

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

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

151576 (1-1,1-8)

LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
SHENEL PERKINS

Notice is given that Tamika Perkins, whose address is 6106 Alpine Street, District Heights, MD 20747, and Takia White, whose address is 6106 Alpine Street, District Heights, MD 20747, were on December 17, 2025 appointed Co-Personal Representatives of the estate of SHENEL PERKINS who died on October 9, 2025 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the co-personal representatives shall file their objection with the Register of Wills on or before the 17th day of June, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 17th day of June, 2026.

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

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

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

TAMIKA PERKINS  
TAKIA WHITE  
Co-Personal Representatives

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

Estate No. 139648

151590	(1-1,1-8,1-15)
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151590 (1-1,1-8,1-15)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
PATRICIA A BLACKMON  
AKA: PATRICIA ANN BLACKMON

Notice is given that RODERICK JOHNSON, whose address is 2504 AMBER ORCHARD CT W, ODENTON, MD 21113-3622, was on December 23, 2025 appointed personal representative of the small estate of Patricia A Blackmon who died on December 03, 2025 with a will.

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

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

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

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

(2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim 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.

RODERICK 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. 139841

151637	(1-8)
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151637 (1-8)

LEGALS

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 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 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

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

Estate No. 139042

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

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
BARBARA JEAN GARRETT

Notice is given that PAUL ANDRE GARRETT, whose address is 5103 MARLIN CT, WALDORF, MD 20603-4248, was on December 23, 2025 appointed personal representative of the small estate of Barbara Jean Garrett who died on November 12, 2025 with a will.

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

All 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 claim will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice. Any claim not served or filed within that time, or any extension provided by law, is unenforceable thereafter.

PAUL ANDRE GARRETT  
Personal Representative

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

Estate No. 139856

151638	(1-8)
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151638 (1-8)

LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
HILDA DIXON

Notice is given that Marissa De-lano 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 representative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

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

MARISSA DELANO DIXON  
VELEZ  
Personal Representative

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

Estate No. 139523

151545	(12-25,1-1,1-8)
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151545 (12-25,1-1,1-8)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
RONALD ALEXANDER CHAPPEL

Notice is given that Jene Chappell, whose address is 3805 Saint Johns Lane, Ellicott City, MD 21042, was on December 29, 2025 appointed Personal Representative of the estate of RONALD ALEXANDER CHAPPEL who died on October 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 29th 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 29th 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.

JENE CHAPPEL  
Personal Representative

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

Estate No. 139292

151652	(1-8,1-15,1-22)
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151652 (1-8,1-15,1-22)

LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
PATRICIA DICKERSON TOLLIVER

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 TOLLIVER who died on October 17, 2025 with a will.

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

All 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.

MICHEL D JETER  
Personal Representative

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

Estate No. 139284

151543	(12-25,1-1,1-8)
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151543 (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  
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 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 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.

JENNIFER L 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. 139640

151542	(12-25,1-1,1-8)
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151542 (12-25,1-1,1-8)

LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

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

Notice is given that Anita I Johnson, whose address is 3915 Cameron St Apt 206, Dumfries, VA 22026, was on December 22, 2025 appointed Personal Representative of the estate of DELORES FRANCES NORRIS DAVIS who died on September 26, 2025 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 22nd day of June, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 22nd day of June, 2026.

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

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

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

ANITA I JOHNSON  
Personal Representative

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

Estate No. 139614

151577	(1-1,1-8,1-15)
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151577 (1-1,1-8,1-15)

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

151576 (1-1,1-8)



LEGALS

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on June 4, 2008, a certain Deed of Trust was executed by Frances G. Rouse, a/k/a Frances I Rouse as Grantor(s) in favor of World Alliance Financial Corp. as Beneficiary, and Lakeview Title Company as Trustee(s), and was recorded on June 17, 2008, in Book 29775, Page 583 in the Office of the Land Records for Prince George’s County, Maryland; and

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

WHEREAS, the Deed of Trust is now owned by the Secretary, pursuant to an assignment dated April 25, 2022, and recorded on May 11, 2022, in Book 47645, Page 389, in the office of the Land Records for Prince George’s County, Maryland; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on August 12, 2025, was not made and remains wholly unpaid as of the date of this notice, and a Borrower has died and the Property is not the principal residence of at least one surviving Borrower, and no payment has been made sufficient to restore to the loan to currency; and

WHEREAS, the entire amount delinquent as of November 3, 2025 is \$337,876.73; and

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

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary’s designation of me as Foreclosure Commissioner, notice is hereby given that on January 20, 2026 at 11:30 am local time, all real and personal property at or used in connection with the following described premises (“Property”) will be sold at public auction to the highest bidder:

See attached Exhibit A

Commonly known as: 514 Carmody Hills Drive, Capitol Heights, MD 20743

Tax ID: 18-2088649

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

The Secretary of Housing and Urban Development will bid \$337,876.73.

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

When making their bids, all bidders except the Secretary must submit a deposit totaling \$34,000.00 in the form of a certified check or cashier’s check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$34,000.00 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier’s check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

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

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

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

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

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

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

Date: November 3, 2025

Cohn, Goldberg & Deutsch, LLC  
Foreclosure Commissioner

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

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

Exhibit A

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

LEGALS

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

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

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

LEGALS

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on February 22, 2008, a certain Deed of Trust was executed by Sara Steward, a/k/a Sara Ann Steward as Grantor(s) in favor of Financial Freedom Senior Funding Corporation, a Subsidiary of Indymac Bank, F.S.B as Beneficiary, and Premier Title, LLC as Trustee(s), and was recorded on June 4, 2008, in Book 29736, Page 179 in the Office of the Land Records for Prince George’s County, Maryland; and

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

WHEREAS, the Deed of Trust is now owned by the Secretary, pursuant to an assignment dated June 1, 2022, and recorded on June 15, 2022, in Book 47806, Page 95, in the office of the Land Records for Prince George’s County, Maryland; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on August 11, 2025, was not made and remains wholly unpaid as of the date of this notice, and a Borrower has died and the Property is not the principal residence of at least one surviving Borrower, and no payment has been made sufficient to restore to the loan to currency; and

WHEREAS, the entire amount delinquent as of November 3, 2025 is \$379,336.55; and

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

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary’s designation of me as Foreclosure Commissioner, notice is hereby given that on January 20, 2026 at 11:30 am local time, all real and personal property at or used in connection with the following described premises (“Property”) will be sold at public auction to the highest bidder:

See attached Exhibit A

Commonly known as: 1006 Harrison Drive, Laurel, MD 20707

Tax ID: 10-1118926

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

The Secretary of Housing and Urban Development will bid \$379,336.55.

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

When making their bids, all bidders except the Secretary must submit a deposit totaling \$38,000.00 in the form of a certified check or cashier’s check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$38,000.00 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier’s check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

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

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

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

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

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

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

Date: November 3, 2025

Cohn, Goldberg & Deutsch, LLC  
Foreclosure Commissioner

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

IF YOU ARE A DEBTOR, OR AN ATTORNEY REPRESENTING A DEBTOR, THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED HEREBY WILL BE USED FOR THAT PURPOSE. However, if you are either a debtor in a pending bankruptcy case, or have obtained an order of discharge from a United States Bankruptcy Court, which discharge includes this debt, or an attorney representing such a debtor, and you (or your client), has not reaffirmed liability for this debt, this office is not attempting to obtain a judgment against you (or your client)

LEGALS

nor are we alleging that you (or your client) have any personal liability for this debt. We may, however, take action against any property which may have been pledged as collateral for the debt, which action may include repossession and /or foreclosure of the property, if otherwise permitted by law and /or order of court.

Exhibit A

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

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

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

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

LEGALS

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

Upper Marlboro, Maryland 20773

In The Estate Of:  
CRYSTAL T. METCALF CURRAN  
AKA: CRYSTAL TIJUANA MET-  
CALF CURRAN  
AKA: CRYSTAL METCALF  
DESHONG CURRAN  
Estate No.: 133736

NOTICE OF  
JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by LAWRENCE METCALF for judicial probate of the will dated March 21, 2024, with copy of pages 3-12, and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on February 17, 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

151642 (1-8,1-15)

LEGALS

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

Upper Marlboro, Maryland 20773

In The Estate Of:  
CRYSTAL T. METCALF CURRAN  
AKA: CRYSTAL TIJUANA MET-  
CALF CURRAN  
AKA: CRYSTAL METCALF  
DESHONG CURRAN  
Estate No.: 133736

NOTICE OF  
JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by THOMAS K. RILEY, SR. for judicial probate of the will dated March 21, 2024, with copy of pages 3-12, and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on February 17, 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

151643 (1-8,1-15)

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George’s

County

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1932

MECHANIC'S LIEN  
SALE

Freestate Lien & Recovery Inc will sell at public auction the following vehicles / vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George’s County Courthouse, 14735 Main Street, specifically at the entrance to the Duvall Wing, Upper Marlboro MD 20772 at 04:00 P.M on 01/23/2026. Purchaser of the vehicle(s) must have it inspected as provided in Transportation Code of Maryland. The following may be inspected during normal business hours at the Lienor’s Location. If anyone has an interest in any of the vehicles or vessels listed below, please call us at the number listed below. All parties claiming interest in the following may contact Freestate Lien & Recovery Inc, at 410-867-9079.

LOT# 10708  
2015 FORD  
VIN# 1FBAX2CG1FKA71455

LOT# 10709  
2014 FORD  
VIN# 1FTFW1ETXEKF41943

LOT# 10710  
2017 FORD  
VIN# 3FA6P0HD91HR365582

LOT# 10711  
1998 HERRESHOFF 12-1/2’ BOAT  
HIN# CAC02206D898  
SHM ANNAPOLIS, LLC  
DBA: SAFE HARBOR ANNAPOLIS  
519 CHESTER AVE  
ANNAPOLIS

LOT# 10838  
2001 BAYLINER 24’ BOAT  
DC# 2384 C  
HIN# USCA575KF001  
BAY HARBOR MARINA & BOAT  
YARD  
6029 HERRING BAY RD  
DEALE

LOT# 10774  
2015 JEEP  
VIN# 1C4RJFAG0FC913111

LOT# 10774A  
1999 INFINITI  
VIN# JNRAR05Y4XW046544

LOT# 10776  
2006 FORD  
VIN# 1FTPW14506KB38708

LOT# 10800  
2019 MAZDA  
VIN# JM1BPBMM0K1124909

LOT# 10808  
2017 HYUNDAI  
VIN# 5NMZUDL8BH8H027992

LOT# 10810  
2020 NISSAN  
VIN# 1N4BL4FWXLC139001

LOT# 10839  
2019 BMW  
VIN# WBA7E4C51KGV70420

LOT# 10852  
2019 VOLKSWAGON  
VIN# 3VV2B7AX7KM015717

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

151671 (1-8,1-15)

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GEORGE’S  
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LEGALS

County Executive Hearing

The County Executive  
of  
Prince George’s County, Maryland

NOTICE OF PUBLIC HEARING  
ON THE  
PROPOSED FISCAL YEAR 2027 BUDGET

The County Executive of Prince George’s County, Maryland, hereby gives notice of her intent to hold a public hearing to receive citizen testimony on proposed budgetary policies and programs, as required by Article 8, Section 804 of the County Charter.

The Public Hearings on this proposal will be held on:

MONDAY, JANUARY 12, 2026  
HARMONY HALL REGIONAL CENTER  
10701 LIVINGSTON ROAD  
FORT WASHINGTON, MD 20744  
6:00 PM – 8:00 PM

WEDNESDAY, JANUARY 21, 2026  
KINGDOM FELLOWSHIP A.M.E. CHURCH  
11710 BELTSVILLE DRIVE  
CALVERTON, MD 20705  
6:00 PM – 8:00 PM

THURSDAY, JANUARY 29, 2026  
PRINCE GEORGE’S COUNTY COUNCIL HEARING ROOM  
WAYNE K. CURRY ADMINISTRATION BUILDING  
1301 MCCORMICK DRIVE, FIRST FLOOR  
LARGO, MARYLAND 20774  
6:00 PM – 8:00 PM

Persons wishing to provide in-person testimony can register online through the County’s website (<https://mypgc.us/budget>) for placement on the advanced speakers list. All speakers must be pre-registered 24 hours before the scheduled public hearing date. If you encounter any problems registering on the County’s website, please contact the Office of Management and Budget by telephone (301- 952-3300) or email ([OMB@co.pg.md.us](mailto:OMB@co.pg.md.us)).

These are planned in-person meeting with the option to view via livestream. Live streaming will be available on the County’s website – <https://mypgc.us/budget>.

SPEAKER REGISTRATION LINK  
<https://mypgc.us/budget>

A time limitation of three minutes will be imposed for all speakers. There may be only one speaker per organization.

Written testimony will be accepted in lieu of, or in addition to, oral comments. Written testimony must be emailed to [OMB@co.pg.md.us](mailto:OMB@co.pg.md.us) by Friday, January 30, 2026.

The County Executive encourages the involvement and participation of individuals with disabilities in its programs, services, and activities. Please contact the Office of Management and Budget at (301) 952-3300 or via email at [OMB@co.pg.md.us](mailto:OMB@co.pg.md.us) if your attendance will require an accommodation under Title II of the Americans with Disability Act. Reasonable accommodations will be available to meet the Americans with Disabilities Act.

BY ORDER OF THE PRINCE GEORGE’S COUNTY EXECUTIVE

HONORABLE AISHA N. BRAVEBOY  
County Executive

151668 (1-8,1-15,1-22)

LEGALS

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

In The Estate Of:  
DONALD B. ALLEN  
Estate No.: 136435

NOTICE OF  
JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by MARIA CRUZ DEALLEN 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 9, 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

151646 (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:  
ROBERT LEE DUNCAN, IV  
Estate No.: 136780

NOTICE OF  
JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by PAT DUNCAN HARRIS AND LENA WORKS for judicial probate of the will dated 9/28/2007 and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on February 9, 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

151647 (1-8,1-15)

LEGALS

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

In The Estate Of:  
ELAINE P. ROSS  
Estate No.: 137006

NOTICE OF  
JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by FRED E. MAJOR, SR. 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 10, 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

151648 (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:  
MARIAN ADELE BULLOCK  
Estate No.: 138041

NOTICE OF  
JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by GIAVANNA PULLEN-WHITE 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 10, 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

151649 (1-8,1-15)

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: 1/23/2026.

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

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

2025 NISSAN SENTRA CA 9SGN576 3N1AB8CV55Y303226

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

2006 JEEP GRAND CHEROKEE 1J8HR68226C102966  
2005 NISSAN ALTIMA DC Z3N7T9F2 1N4AL11D85C398962

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

2015 HONDA CIVIC MD 68395CL 19XFB2F74FE026041  
1993 CHEVROLET ASTRO 1GCDM1520PB116865  
2002 CHEVROLET SILVERADO MS JGF7757 1GCJC33G72F187453  
2000 HONDA CIVIC 1HGEJ8145YL008576  
2018 NISSAN FRONTIER MD 5DW6835 1N6AD0EV5JN709280  
2008 VOLKSWAGEN JETTA 3VWJM71K98M182918  
2007 HONDA PILOT MD 7GJ9067 5FN9YF28527B039813  
2010 HONDA PILOT 5FN9YF4H5XAB020509  
2010 TOYOTA TACOMA MD 3DA1096 5TETX4CN3AZ720420  
2012 NISSAN YUKE JN8AF5MR1CT114492  
2014 FORD EXPLORER 1FM5K8GTXEGB40856

ABANDONED TRAILER  
BLACK FLATBED/LOWBOY HAULER SEMI-TRAILER.

2004 VIN#

1T9AS50344B540185

LOCATION:

1402 Ritchie Marlboro Rd, Capitol Heights, MD 20743



ABANDONED TRAILER  
WOODEN IRONBULL HAULER SEMI-TRAILER.

2024 VIN# 50HEG3425R1114239

LOCATION:

1204 Ritchie Marlboro Rd, Capitol Heights, MD 20743



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

2002 TOYOTA SOLARA 2T1CE22P42C012679  
2011 LAND ROVER RANGE ROVER SALSF2D42BA271180  
2005 LAND ROVER RANGE ROVER SALME11415A197586

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

2021 CHEVROLET EXPRESS VA UB22203 1GCWGAF77M1173191  
2021 HONDA CRV 7FARW2H53ME005349

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

2014 BMW WBA3B3C5XEJ979332  
2009 MERCEDES-BENZ C-300 TN 2CP0780 WDDGF81X49R070901  
2008 MERCEDES ML 350 VA TFL6669 4JGBB86E58A349547

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

1992 DODGE STEALTH CA 4LXV490 JB3XE74C7NY023086  
2004 FORD F-150 1FTFPW14514KC81759  
2000 FORD FX35 1FTRX18L6YNB20097  
2003 CHEVROLET 3500 MD 09X297 1GBJC39U43E276468  
1991 JEEP WRANGLER 2J4FJ29S9MJ119785  
2001 CAMRY MD 7EA6954 4T1BF28K01U968842  
2009 NISSAN ROGUE MD 4GJ3006 JN8A558V59W178738  
2004 INFINITI FX35 JNRA508WX4X223263

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

2004 FORD E350 1FDWE35L54HA96145

151670 (1-8)

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: 1/12/2026.

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

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

1988 MERCEDES BENZ 260E VA TKE8581 WDBEA26D7JA697511

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

2016 ACURA TLX VA USL4185 19UUB2F35GA005841

151669 (1-8)

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George’s  
Post  
Newspaper  
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301-627-0900

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Email:

bboice@pgpost.com

Have  
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Safe  
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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

15107 NORTH BERWICK LANE  
UPPER MARLBORO, MD 20774

By authority contained in a Deed of Trust dated September 20, 2022 and recorded in Liber 48201, Folio 154, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$549,857.00, and an interest rate of 5.625%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JANUARY 13, 2026 AT 11:30 AM

ALL THAT FEE SIMPLE property more fully described in the 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.

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

Richard E. Solomon, et al.,  
Substitute Trustees

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

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

LEGALS

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED  
REAL PROPERTY

1216 SWAN HARBOUR CIRCLE  
FORT WASHINGTON, MD 20744

By authority contained in a Deed of Trust dated April 2, 2015 and recorded in Liber 36897, Folio 40, and re-recorded at Liber 37095, Folio 584, modified by Loan Modification Agreement recorded on January 10, 2020, at Liber No. 43029, Folio 720, and further modified by Loan Modification Agreement recorded on April 11, 2022, at Liber No. 47448, Folio 494, and further modified by Loan Modification Agreement recorded on May 28, 2024, at Liber No. 49842, Folio 4, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$615,643.00, and an interest rate of 7.500%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JANUARY 13, 2026 AT 11:30 AM

ALL THAT FEE SIMPLE property more fully described in the 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

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

LEGALS

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED  
REAL PROPERTY

8117 RIGGS ROAD  
HYATTSVILLE, MD 20783

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

JANUARY 13, 2026 AT 11:30 AM

ALL THAT FEE SIMPLE property more fully described in the 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

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)

LEGALS

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED  
REAL PROPERTY

3419 CHERRY HILL COURT  
BELTSVILLE, MD 20705

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

JANUARY 20, 2026 AT 11:30 AM

ALL THAT FEE SIMPLE property more fully described in the 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)

151566 (1-1,1-8,1-15)

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED  
REAL PROPERTY

14118 WAINWRIGHT COURT  
BOWIE, MD 20715

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

JANUARY 20, 2026 AT 11:30 AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$38,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

Richard E. Solomon, et al.,  
Substitute Trustees

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

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

THE PRINCE GEORGE’S  
POST NEWSPAPER  
CALL 301 - 627 - 0900  
FAX 301 - 627- 6260  
EMAIL: BBOICE@PGPOST.COM  
WEBSITE: PGPOST.COM

LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

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

Notice is given that Marissa Delano Dixon Velez, whose address is 12009 Hickory Dr, Fort Washington, MD 20744-5123, was on December 15, 16, 2025 appointed Personal Representative of the estate of FRANKLIN DELANO R DIXON who died on May 28, 2025 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 16th day of June, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 16th day of June, 2026.

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

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

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

MARISSA DELANO DIXON VELEZ Personal Representative	
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	
Estate No. 139521	
151546	(12-25,1-1,1-8)

LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**GEORGIA M KINARD**

Notice is given that Stewart N Jones, whose address is 735 W Tanttallon Dr, Fort Washington, MD 20744-7018, was on December 15, 2025 appointed Personal Representative of the estate of GEORGIA M KINARD who died on September 20, 2025 with a will.

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

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

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 decedent shall file their objections with the Register of Wills on or before the 10th day of May, 2026.

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

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

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

HOLLY M DUNNE Personal Representative	
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	
Estate No. 139463	
151548	(12-25,1-1,1-8)

LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**MARY SUSAN HUNGERFORD**

Notice is given that Joseph A Baden, whose address is 1616 Fountain 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	
151549	(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  
**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 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 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.

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	
151555	(12-25,1-1,1-8)

LEGALS

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

LEGALS

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

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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  
**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 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.

LEON HOWARD LAMONT 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. 139679	
151551	(12-25,1-1,1-8)

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 appointed Personal Representative of the estate of RONALD HAMNER, who died on July 31, 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 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 P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	
Estate No. 139014	
151553	(12-25,1-1,1-8)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

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

Notice is given that Ugochukwu Obasi, whose address is 13213 Allessbury Court, Upper Marlboro, MD 20772, was on December 11, 2025 appointed Personal Representative of the estate of Jane A. Obasi a/k/a: Jane Nwaobasi, who died on September 21, 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 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.

UGOCHUKWU OBASI Personal Representative	
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	
Estate No. 139583	
151554	(12-25,1-1,1-8)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**MARIE PRICE**

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 estate of MARIE PRICE, who died on October 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 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 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.

BRYANT PRICE Personal Representative	
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	
Estate No. 139659	
151552	(12-25,1-1,1-8)

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 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.

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	
151556	(12-25,1-1,1-8)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**DELORES WHITE  
AKA: DELORES 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 DELORES 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 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.

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	
151557	(12-25,1-1,1-8)











LEGALS

ORDER OF PUBLICATION

COLUMBIA LIENS LLC  
v.  
Plaintiff,

LUIS A PINEDA  
Prince George’s County, Maryland  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT  
HAVE OR CLAIM TO HAVE ANY  
INTEREST IN THE PROPERTY  
12318 OLD GUNPOWDER ROAD  
SPUR, BELTSVILLE, MD 20705,  
Parcel No. 01-4021424,

And

ANY UNKNOWN OWNER OF  
THE PROPERTY 12318 OLD GUN-  
POWDER ROAD SPUR,  
BELTSVILLE, MD 20705, Parcel No.  
01-4021424, the unknown owner’s  
heirs, devisees, and personal repre-  
sentatives and their or any of their  
heirs, devisees, executors, adminis-  
trators, grantees, assigns or succe-  
ssors in right, title and interest.  
Defendants.

In the Circuit Court for  
Prince George’s County, Maryland  
Case No. C-16-CV-25-007299

The object of this proceeding is to  
secure the foreclosure of all rights of  
redemption in the following prop-  
erty Parcel Identification Number  
01-4021424 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:

15,219.0000 Sq.Ft. Cross Creek Club  
Lot 1 B1k Z

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

It is thereupon this 30th 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 3rd day of March, 2026, and re-  
deem the property with Parcel Iden-  
tification Number 01-4021424 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

151661 (1-8,1-15,1-22)

LEGALS

ORDER OF PUBLICATION

COLUMBIA LIENS LLC  
v.  
Plaintiff,

MANUEL A VALLE  
Prince George’s County, Maryland  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT  
HAVE OR CLAIM TO HAVE ANY  
INTEREST IN THE PROPERTY  
11360 CHERRY HILL RD UNIT 1  
YOU 304, BELTSVILLE, MD 20705,  
Parcel No. 01-0075523,

And

ANY UNKNOWN OWNER OF  
THE PROPERTY 11360 CHERRY  
HILL RD UNIT 1 YOU 304,  
BELTSVILLE, MD 20705, Parcel No.  
01-0075523, the unknown owner’s  
heirs, devisees, and personal repre-  
sentatives and their or any of their  
heirs, devisees, executors, adminis-  
trators, grantees, assigns or succe-  
ssors in right, title and interest.  
Defendants.

In the Circuit Court for  
Prince George’s County, Maryland  
Case No. C-16-CV-25-007300

The object of this proceeding is to  
secure the foreclosure of all rights of  
redemption in the following prop-  
erty Parcel Identification Number  
01-0075523 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 1-YOU 304 1,781.0000 Sq.Ft &  
Imps. Maryland Farms Con

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

It is thereupon this 30th 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 3rd day of March, 2026, and re-  
deem the property with Parcel Iden-  
tification Number 01-0075523 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

151662 (1-8,1-15,1-22)

LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
MARY L PEACE

Notice is given that Dana L Brown,  
whose address is 1131 Ingate Rd, Bal-  
timore, MD 21227, was on December  
29, 2025 appointed Personal Repre-  
sentative of the estate of MARY L  
PEACE who died on November 2,  
2025 with a will.

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

All 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 29th day of June, 2026.

All persons having any objection to  
the probate of the will of the deced-  
ent shall file their objections with  
the Register of Wills on or before the  
29th 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.

DANA L BROWN  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE’S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 139651  
151653 (1-8,1-15,1-22)

LEGALS

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
GERTRUDE Z ROBERTS

Notice is given that MICHAEL  
ROBERTS, whose address is 8519  
58TH AVE, BERWYN HEIGHTS,  
MD 20740-2703, was on December  
23, 2025 appointed personal repre-  
sentative of the small estate of  
Gertrude Z Roberts who died on  
May 10, 2018 with a will.

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

All 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  
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.

MICHAEL ROBERTS  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE’S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 139861  
151639 (1-8)

NOTICE OF QUIET  
TITLE ACTION

Kenneth J. Hunt  
206 E. Mill Avenue  
Capitol Heights, MD 20743

Antoinette Bunkley  
2009 Linda Vista Avenue  
Pasadena, CA 91103

Angela Bunkley, formerly Angela  
Williams,  
509 Branch Line Road, Apt 26  
Odenton, MD 21113

Plaintiffs,

Estate of Valdia Pauline Barabino  
Corso  
Kenneth J. Hunt, Personal Represen-  
tative  
206 E. Mill Avenue  
Capitol Heights, MD 20743,

Estate of Joseph F. Corso, and all per-  
sons known claiming any legal or eq-  
uitable right, title, estate, lien, or in-  
terest in the property described in  
the Complaint named as DOES 1-5,  
Defendants.

In the Circuit Court for  
Prince George’s County, Maryland  
Case Number: C-16-CV-25-007148

To all persons interested in the Es-  
tate of Valdia Pauline Barabino  
Corso, the Estate of Joseph F. Corso,  
or known claiming any legal or eq-  
uitable right, title, estate, lien, or in-  
terest in the property described  
herein:

Notice is given that Kenneth J.  
Hunt of 206 E. Mill Avenue, Capitol  
Heights, MD 20743, Antoinette  
Bunkley of 2009 Linda Vista Av-  
enue, Pasadena, CA, and Angela  
Bunkley (formerly know as Angela  
Williams) of 509 Branch Line Road,  
Odenton, MD 21113 have petitioned  
the Circuit Court of Maryland for  
Prince George’s County, MD to de-  
clare them the legal owners and per-  
manently enjoin and restrain any  
person from asserting an estate,  
right, title, or interest whatsoever  
adverse to the them in or to the real  
property or any part of it with the  
legal description,

Condominium Unit numbered  
and lettered 3841, T-3 in the subdivi-  
sion known as “MARLOW  
TOWERS CONDOMINIUM”, as  
established pursuant to Condo-  
minium Master Deed made by  
Marlow Madison Condominium  
Limited Partnership, a Limited  
Partnership, organized and exist-  
ing under the laws of the State of  
Maryland, dated September 15,  
1972 and recorded among the  
Land Records of Prince George’s  
County, Maryland in Liber 4127 at  
folio 306, and pursuant to the Plats  
and Plans for Marlow Towers  
Condominium, described in said  
Master Deed, recorded among the  
Land Records of said County and  
State, in Condominium Plan Book  
79 as Plats numbered 82 thru 100  
inclusive, and Condominium Plan  
Book 81 as Plat numbered 1 thru  
15 inclusive.  
Being in the 6th Election District of  
said County.

With tax account number 06-  
653329 and street address 3841  
Saint Barnabas Road, Unit T-3,  
Suitland, Maryland 20746.

Further information can be ob-  
tained by reviewing the case file in  
the office of the Clerk of the Circuit  
Court for Prince George’s County  
on or before [30 DAYS AFTER INI-  
TIAL PUBLICATION].

Any person having claim to the real  
property must file the claim  
with the Clerk of Court with a copy  
of said claim to the undersigned  
counsel on or before [30 DAYS  
AFTER INITIAL PUBLICATION].  
Failure to file the response within  
the time allowed may result in a  
judgment by default or the granting  
of the relief sought.

Plaintiffs’ Counsel:  
Moisette I. Sweat (CPF 2101250006)  
Sweatism Consulting LLC  
710 Yarrow Court  
Accokeek, MD 20607  
(301) 541-8389  
(301) 396-7003 (facsimile)  
owners@sweatism.com

Name of Newspaper designated by  
Plaintiffs: Prince George’s Post Date  
of Publication:  
January 8th, 2026

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

True Copy—Test:  
Mahasin El Amin, Clerk

151667 (1-8,1-15,1-22)

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

LEGALS

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
RODNEY SCOTT BUSH

Notice is given that NAKITA N  
BUSH, whose address is 4210 Telfair  
Blvd, Suitland, MD 20746-4355, was  
on December 23, 2025 appointed  
personal representative of the small  
estate of Rodney Scott Bush, who  
died on June 23, 2025 without a will.

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

All interested persons or unpaid  
claimants having any objection to  
the appointment shall file their ob-  
jections with the Register of Wills  
within 30 days after the date of 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  
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.

NAKITA N BUSH  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE’S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 138789  
151640 (1-8)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
SONSEEAHRAY ADAMS

Notice is given that Martin Mur-  
ray, whose address is 4302 Lord  
Fairfax Ct, Upper Marlboro, MD  
20772-5919, was on December 23,  
2025 appointed Personal Represen-  
tative of the estate of SON-  
SEEAHRAY ADAMS, who died on  
January 10, 2023 without a will.

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

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

All persons having any objection to  
the probate of the will of the deced-  
ent shall file their objections with  
the Register of Wills on or before the  
23rd 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.

MARTIN MURRAY  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE’S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 128050  
151655 (1-8,1-15,1-22)

THE ORPHANS’ COURT FOR  
PRINCE GEORGE’S COUNTY,  
MARYLAND  
P.O. Box 1729  
Upper Marlboro, Maryland 20773  
In The Estate Of:  
SHARITA DARNIECE CRISTWELL  
Estate No.: 138054

NOTICE OF  
JUDICIAL PROBATE

To all Persons Interested in the  
above estate:

You are hereby notified that a pe-  
tition has been filed by GEREËSE  
RENEE MCCOTTER 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 9, 2026  
at 10:30 A.M.

This hearing may be transferred or  
postponed to a subsequent time.  
Further information may be ob-  
tained 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  
151644 (1-8,1-15)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
JIMMIS ALEXIS CRUZ ZELAYA

Notice is given that Amilcar  
Vasquez, whose address is 2112  
Saranac Street, Hyattsville, MD  
20783, was on May 20, 2024 ap-  
pointed personal representative of  
the small estate of JIMMIS ALEXIS  
CRUZ ZELAYA, who died on Janu-  
ary 27, 2024 without a will.

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

All persons having any objection to  
the appointment shall file their  
objections 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  
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.

AMILCAR VASQUEZ  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE’S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 133538  
151641 (1-8)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
LAWRENCE Z GARRISON

Notice is given that Lawrence L.  
Garrison, whose address is 2315  
Gaylord Dr, Suitland, MD 20746-  
1444, wd on December 29, 2025 ap-  
pointed Personal Representative of  
the estate of LAWRENCE Z GARRI-  
SON, who died on December 6,  
2025 without a will.

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

All interested persons or unpaid  
claimants having any objection to  
the appointment of the personal  
representative shall file their objec-  
tion with the Register of Wills on or  
before the 29th day of June, 2026.

All persons having any objection to  
the probate of the will of the deced-  
ent shall file their objections with  
the Register of Wills on or before the  
29th 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.

LAWRENCE L GARRISON  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE’S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 139863  
151656 (1-8,1-15,1-22)

THE ORPHANS’ COURT FOR  
PRINCE GEORGE’S COUNTY,  
MARYLAND  
P.O. Box 1729  
Upper Marlboro, Maryland 20773  
In The Estate Of:  
DONALD B. ALLEN  
Estate No.: 136435

NOTICE OF  
JUDICIAL PROBATE

To all Persons Interested in the  
above estate:

You are hereby notified that a pe-  
tition has been filed by DEBORAH  
ALLEN for judicial probate for the  
appointment of a personal represen-  
tative.

A hearing will be held at 14735  
Main Street, Room D4010, Upper  
Marlboro, MD on February 9, 2026  
at 10:30 A.M.

This hearing may be transferred or  
postponed to a subsequent time.  
Further information may be ob-  
tained 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  
151645 (1-8,1-15)



LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

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

Notice is given that Sheila M Lewis, whose address is 1510 Warren Street, Hyattsville, MD 20785, was on December 16, 2025 appointed Personal Representative of the estate of JOHN WESLEY LEWIS I who died on October 24, 2025 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 16th day of June, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 16th day of June, 2026.

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

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

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

SHEILA M LEWIS  
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

151544 (12-25-1-1-8)

V. PETER MARKUSKI, JR.  
9101 CHERRY LN #207  
LAUREL, MD 20708  
(301) 953-7480

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**CHARLES E. SMITH**

Notice is given that MILDRED ELIZABETH BRISCOE, whose address is 8705 LINDALE DRIVE, LAUREL, MD 20707, was on December 19, 2025 appointed personal representative of the small estate of Charles E. Smith who died on November 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 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.

MILDRED ELIZABETH BRISCOE  
Personal Representative

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

Estate No. 139805

151636 (1-8)

LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**DOLLEAN POWELL**

Notice is given that Dana James, whose address is 4908 Dario Rd, Upper Marlboro, MD 20772, was on December 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 19th day of June, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 19th day of June, 2026.

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

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

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

DANA JAMES  
Personal Representative

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

Estate No. 137909

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

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

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

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

Notice is given that Eva Fleur Kubiczek Love, whose address is 3106 Ludlow Road, Cleveland, OH 44120, was on December 18, 2025 appointed Personal Representative of the estate of Elizabeth Balcer-Kubiczek who died on October 26, 2025 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 18th day of June, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 18th day of June, 2026.

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

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

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

EVA FLEUR KUBICZEK LOVE  
Personal Representative

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

Estate No. 139399

151580 (1-1,1-8,1-15)

LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**DOROTHY FENTY**

Notice is given that Joel Fenty, whose address is 17007 Usher Pl, Upper Marlboro, MD 20772-3443, was on December 18, 2025 appointed Personal Representative of the estate of DOROTHY FENTY, who died on August 25, 2025 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 18th day of June, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 18th day of June, 2026.

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

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

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

JOEL FENTY  
Personal Representative

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

Estate No. 139245

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

MARY STOVER MARKER  
CLAIRE STOVER HERRELL  
Co-Personal Representatives

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

Estate No. 139510

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

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**ANTHONY KLING  
AKA: ANTHONY P KLING, AN-  
THONY PEARCE KLING**

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

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 17th day of June, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 17th day of June, 2026.

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

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

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

JASON KLING  
Personal Representative

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

Estate No. 139665

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

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SUBSTITUTE TRUSTEES’ SALE OF IMPROVED  
REAL PROPERTY

5716 SILK TREE DRIVE  
RIVERDALE, MD 20737

By authority contained in a Deed of Trust dated September 13, 2004 and recorded in Liber 21475, Folio 605, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$341,600.00, and an interest rate of 3.000%, 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 27, 2026 AT 11:30 AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$41,000.00 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.

This property will be sold subject to the IRS right of redemption for a period of 120 days after the sale.

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

151602 (1-8,1-15,1-22)

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED  
REAL PROPERTY

12212 APACHE TEAR CIRCLE  
LAUREL, MD 20708

By authority contained in a Deed of Trust dated March 29, 2013 and recorded in Liber 34575, Folio 85, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$266,000.00, and an interest rate of 3.125%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JANUARY 27, 2026 AT 11:30 AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$23,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

Richard E. Solomon, et al.,  
Substitute Trustees

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www.tidewaterauctions.com

151663 (1-8,1-15,1-22)

LEGALS

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED  
REAL PROPERTY

5702 NEWTON STREET  
CHEVERLY, MD 20784

By authority contained in a Deed of Trust dated March 29, 2019 and recorded in Liber 41998, Folio 387, modified by Loan Modification Agreement recorded on September 22, 2023, at Liber No. 49167, Folio 281, and further modified by Loan Modification Agreement recorded on June 23, 2023, at Liber No. 48931, Folio 85, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$235,653.00, and an interest rate of 6.625%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JANUARY 27, 2026 AT 11:30 AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$15,000.00 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

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151665 (1-8,1-15,1-22)

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SUBSTITUTE TRUSTEES’ SALE OF IMPROVED  
REAL PROPERTY

13804 KING FREDRICK WAY  
UPPER MARLBORO, MD 20772

By authority contained in a Deed of Trust dated February 11, 2021 and recorded in Liber 45032, Folio 106, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$228,937.00, and an interest rate of 4.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JANUARY 27, 2026 AT 11:30 AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$25,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

Richard E. Solomon, et al.,  
Substitute Trustees

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151664 (1-8,1-15,1-22)

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SUBSTITUTE TRUSTEES’ SALE OF IMPROVED  
REAL PROPERTY

11301 WYCOMBE PARK LANE  
GLENN DALE, MD 20769

By authority contained in a Deed of Trust dated October 26, 2006 and recorded in Liber 29938, Folio 579, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$571,200.00, and an interest rate of 6.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JANUARY 27, 2026 AT 11:30 AM

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

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

This property will be sold subject to the IRS right of redemption for a period of 120 days after the sale.

Richard E. Solomon, et al.,  
Substitute Trustees

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151603 (1-8,1-15,1-22)

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SUBSTITUTE TRUSTEES’ SALE OF IMPROVED  
REAL PROPERTY

5810 CHESTNUT HILL ROAD  
COLLEGE PARK, MD 20740

By authority contained in a Deed of Trust dated October 4, 1996 and recorded in Liber 11122, Folio 121, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$129,200.00, and an interest rate of 4.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JANUARY 27, 2026 AT 11:30 AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$9,800.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

Richard E. Solomon, et al.,  
Substitute Trustees

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151666 (1-8,1-15,1-22)

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