

*The Prince
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Newspaper*

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of
Legal Record*

LEGALS

Gilda M. Zimmet Esq
7101 Wisconsin Ave St 1301
Bethesda, MD 20814-4871
301-951-0240

Leonard W Jones Esq
5827 Allentown Rd
Camp Springs, MD 20746
301-423-0111

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BETTY ELAINE RICH

Notice is given that Archibald Finley, whose address is 8605 Chervil Rd, Lanham, MD 20706-3906, was on December 31, 2025 appointed Personal Representative of the estate of BETTY ELAINE RICH who died on December 14, 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 30th 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 30th 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.

ARCHIBALD FINLEY Personal Representative	
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	
Estate No. 139898	
151704	(1-15,1-22,1-29)

BRADLEY S. FARRAR
1101 Mercantile Lane Suite 240
Largo, Maryland 20774
301-925-1800

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARY JETER SMITH

Notice is given that Ingrid Valentine, whose address is 802 Swan Creek Road, Fort Washington, Maryland 20744, was on January 5, 2026 appointed Personal Representative of the estate of Mary Jeter Smith who died on March 9, 2025 with a will.

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

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

INGRID VALENTINE Personal Representative	
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	
Estate No. 138533	
151709	(1-15,1-22,1-29)

LEGALS

Lorenzo Randle
6411 Ivy Lane Suite 202
Greenbelt, MD 20770
301-446-2170

Thomas P Downs Esq
322 Main St Ste 102
Laurel, MD 20707-4114
301-776-7900

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GARLAND LOUIS JONES

Notice is given that Sharvonne Jones, whose address is 1924 Rochell Ave Apt 237, District Heights, MD 20747-1427, was on November 5, 2025 appointed Personal Representative of the estate of GARLAND LOUIS JONES, who died on May 28, 2025 without a will.

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

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

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

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

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

SHARVONNE 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. 138909	
151715	(1-15,1-22,1-29)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DORSEY J FRAZIER

Notice is given that Kim Frazier, whose address is 532 Harborview Dr, Oxon Hill, MD 20745-1199, was on January 5, 2026 appointed Personal Representative of the estate of DORSEY J FRAZIER who died on November 16, 2025 with a will.

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

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

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 5th day of July, 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.

KIM FRAZIER Personal Representative	
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	
Estate No. 139905	
151701	(1-15,1-22,1-29)

LEGALS

Thomas P Downs Esq
322 Main St Ste 102
Laurel, MD 20707-4114
301-776-7900

Thomas P Downs Esq
322 Main St Ste 102
Laurel, MD 20707-4114
301-776-7900

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EVELYN G ALSTON

Notice is given that Vinita J Alston, whose address is 13106 Larchdale Rd #4, Laurel, MD 20708, was on October 31, 2025 appointed Personal Representative of the estate of EVELYN G ALSTON who died on August 25, 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 30th day of April, 2026.

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

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

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

VINETTA J ALSTON Personal Representative	
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	
Estate No. 138929	
151726	(1-15,1-22,1-29)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
STEPHANIE L BRODIE

Notice is given that Joyce A Cantrell, whose address is P O Box 1227, Solomons, MD 20688, was on January 2, 2026 appointed Personal Representative of the estate of STEPHANIE L BRODIE who died on December 6, 2025 with a will.

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

All 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 2nd day of July, 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 2nd day of July, 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.

JOYCE A CANTRELL Personal Representative	
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	
Estate No. 139914	
151702	(1-15,1-22,1-29)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**BETSY ANNE KATHLEEN
QUIGLEY**

Notice is given that Jennifer Bevin Quigley, whose address is 3503 Annandale Rd, Annandale, VA 22003-1403, was on January 6, 2026 appointed Personal Representative of the estate of BETSY ANNE KATHLEEN QUIGLEY who died on November 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 6th day of July, 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 6th day of July, 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 BEVIN QUIGLEY Personal Representative	
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	
Estate No. 139709	
151699	(1-15,1-22,1-29)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**JONATHAN HOLLEY
AKA: JONATHAN MAURICE HOLLEY**

Notice is given that Jason Holley, whose address is 9705 Risen Star Dr, Upper Marlboro, MD 20772-3857, was on December 31, 2025 appointed Personal Representative of the estate of JONATHAN HOLLEY who died on April 24, 2025 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 30th 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 30th 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 HOLLEY Personal Representative	
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	
Estate No. 137548	
151705	(1-15,1-22,1-29)

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LOTTIE REDD

Notice is given that Nathaniel Barnes, whose address is 6453 Pound Apple Court, Columbia, MD 21045, was on December 29, 2025 appointed Personal Representative of the estate of LOTTIE REDD who died on September 11, 2023 with a will.

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

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

NATHANIEL BARNES Personal Representative	
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	
Estate No. 131093	
151706	(1-15,1-22,1-29)

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HELGA BELZER

Notice is given that Andrea Muirhead, whose address is 9633 Larchmede Ct, Ellicott City, MD 21042-2366, was on December 30, 2025 appointed Personal Representative of the estate of HELGA BELZER who died on October 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 30th 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 30th 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.

ANDREA MUIRHEAD Personal Representative	
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	
Estate No. 139650	
151707	(1-15,1-22,1-29)

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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)

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 claims within two months from the mailing or other delivery of the notice. Claims filed after that date or after a date extended by law will be barred.

SCOTT B. FRENKEL
Foreign Personal Representative

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

Estate No. 139225

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

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

In The Estate Of:
JAVA ALFRANO THOMPSON, JR.
Estate No.: 135870

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on March 4, 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

151694 (1-15,1-22)

LEGALS

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
DELORES FRANCES NORRIS
DAVIS

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

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

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

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

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

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

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

ANITA I JOHNSON
Personal Representative

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

Estate No. 139614

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RONALD ALEXANDER CHAPPELL

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 CHAPPELL, 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 CHAPPELL
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)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RODERICK E POPE

Notice is given that Marcia O'Brien Pope, whose address is 700 7th St SW Apt 502, Washington, DC 20024-2403, was on December 31, 2025 appointed personal representative of the small estate of Roderick E Pope, who died on November 8, 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 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.

MARCIA O'BRIEN POPE
Personal Representative

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

Estate No. 138303

151682 (1-15)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARY C SCOTT

Notice is given that Rachelle Scott, whose address is 1219 Nalley Rd, Hyattsville, MD 20785, was on December 30, 2025 appointed personal representative of the small estate of Mary C Scott, who died on May 16, 2025 without a will.

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

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

RACHELLE SCOTT
Personal Representative

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

Estate No. 139891

151680 (1-15)

Ethel Mitchell
8403 Colesville Rd, #1100
Silver Spring, MD 20910
844-952-9455

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DOROTHY HUNTER PRINGLE

Notice is given that LAGRETA CHERYL PRINGLE, whose address is 5739 6th Street NE, Washington, DC 20011, was on January 5, 2026 appointed Personal Representative of the estate of DOROTHY HUNTER PRINGLE who died on July 31, 2025 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 6th day of July, 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 6th day of July, 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.

LAGRETA CHERYL PRINGLE
Personal Representative

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

Estate No. 139145

151700 (1-15,1-22,1-29)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HELEN MCGEE STATON

Notice is given that Trina Rivers, whose address is 1903 Oakwood St, Temple Hills, MD 20748, was on December 30, 2025 appointed personal representative of the small estate of Helen McGee Staton, who died on December 14, 2025 without a will.

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

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

TRINA RIVERS
Personal Representative

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

Estate No. 139881

151681 (1-15)

Bobby G Henry Jr
9701 Apollo Drive Suite 100
Largo, MD 20744
301-537-5744

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DONNA ELOISE CAUDLE EDWARDS

Notice is given that Darnice M Graham, whose address is 2300 Roslyn Ave, District Heights, MD 20747-3347, was on December 31, 2025 appointed Personal Representative of the estate of DONNA ELOISE CAUDLE EDWARDS who died on April 11, 2025 with a will.

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

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

DARNICE M GRAHAM
Personal Representative

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

Estate No. 138731

151703 (1-15,1-22,1-29)

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LEGALS

NOTICE OF DEFAULT AND FORECLOSURE SALE

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

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

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

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

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

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

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

See attached Exhibit A

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

Tax ID: 18-2088649

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

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

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

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

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

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

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

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

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

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

Date: November 3, 2025

Cohn, Goldberg & Deutsch, LLC
Foreclosure Commissioner

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

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

Exhibit A

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

LEGALS

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

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

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

LEGALS

NOTICE OF DEFAULT AND FORECLOSURE SALE

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

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

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

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

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

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

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

See attached Exhibit A

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

Tax ID: 10-1118926

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

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

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

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

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

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

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

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

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

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

Date: November 3, 2025

Cohn, Goldberg & Deutsch, LLC
Foreclosure Commissioner

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

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

LEGALS

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

Exhibit A

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

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

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

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

The Prince George’s Post Newspaper Call 301-627-0900 or Email: bboice@pgpost.com Have a Very Safe Weekend

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).

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 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 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)

The
Prince George’s
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or
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bboice@pgpost.com
Have a
Safe
Weekend

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

7319 SERENADE CIRCLE
CLINTON, MD 20735

By authority contained in a Deed of Trust dated August 27, 2020 and recorded in Liber 44109, Folio 238, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$206,000.00, 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

FEBRUARY 3, 2026 AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$18,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

Richard E. Solomon, et al.,
Substitute Trustees

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

151731

(1-15,1-22,1-29)

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

6117 ROSEDALE DRIVE
HYATTSVILLE, MD 20782

By authority contained in a Deed of Trust dated October 10, 2018 and recorded in Liber 41452, Folio 517, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$447,137.00, 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 [f]ront 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

FEBRUARY 3, 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 \$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.

Richard E. Solomon, et al.,
Substitute Trustees

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

151732

(1-15,1-22,1-29)

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

17100 SWEETGUM COURT
ACCOKEEK, MD 20607

By authority contained in a Deed of Trust dated April 28, 2017 and recorded in Liber 39566, Folio 299, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$634,880.00, and an interest rate of 3.375%, 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

FEBRUARY 3, 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 \$55,000.00 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

151733

(1-15,1-22,1-29)

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LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EDWARD ERNEST BROWN

Notice is given that Marcia Renee Sheppard, whose address is 7610 Brooklyn Bridge Rd, Laurel, MD 20707-2816, was on January 2, 2026 appointed personal representative of the small estate of Edward Ernest Brown who died on October 31, 2025 with a will.

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

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

MARCIA RENEE SHEPPARD
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 139926
151674 (1-15)

LEGALS

NOTICE

DIANA THEOLOGOU, ET AL
Substitute Trustees
Plaintiffs
vs.

ESTATE OF ETTA CYNTHIA
LUCAS, ET. AL.
Defendant(s)

In the Circuit Court for Prince George’s County, Maryland
Case No. C-16-CV-25-002264

ORDERED this 5th day of January, 2026, by the Circuit Court for PRINCE GEORGE’S County, Maryland, that the sale of the property at 5761 Suitland Road, Suitland, MD 20746 mentioned in these proceedings, made and reported Diana C. Theologou, et. al, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 5th day of February, 2026, next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 5th day of February, 2026, next.

The report states the amount of sale to be \$259,100.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
151672 (1-15,1-22,1-29)



LEGALS

PRINCE GEORGE’S COUNTY
GOVERNMENT

BOARD OF LICENSE
COMMISSIONERS

NOTICE OF
PUBLIC HEARING

Applications for the following alcoholic beverage licenses will be accepted by the Board of License Commissioners for Prince George’s County on January 22, 2026, will be heard on March 24, 2026. Those licenses are:

Class D, Beer and Wine – 17 BW 100, 17 BW 101, 17 BW 102

Class B, BH, BLX, CI, DD, BCE, AE, B(EC), Beer, Wine and Liquor License, Class B, ECF/DS, Beer, Wine and Liquor - On Sale; Class B, BW, (GC), (DH), Beer and Wine; Class B, RD, Liquor License, all Class C Licenses/On Sale, Class D(NH), Beer and Wine

A virtual hearing will be held via Zoom on Wednesday, February 11, 2026, at 7:00 p.m. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC’s website at <http://bolc.mypgc.us> or you may email BLC@co.pg.md.us to request the link. The Board will consider the agenda as posted that day.

BOARD OF LICENSE COMMISSIONERS

Attest:
Terence Sheppard
Director
January 7, 2026

151729 (1-15,1-22)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BARBARA J MAKAL

Notice is given that Tiawain Rodgers, whose address is 2404 Lake Forest Dr, Upper Marlboro, MD 20774-8983, was on January 6, 2026 appointed personal representative of the small estate of Barbara J Makal, who died on November 7, 2025 without a will.

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

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

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

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

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

TIAWAIN RODGERS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 139835
151675 (1-15)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

In The Estate Of:
CLAUDIA MARTHA PAYNE
NEE GOEBEL
Estate No.: 135692

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **February 25, 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
151693 (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:
PRAKASH DAVID BORGE
Estate No.: 138114

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **March 4, 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
151689 (1-15,1-22)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JEROME DAWSON

Notice is given that Vanessa Dawson, whose address is 6804 Dunnigan Dr, Clinton, MD 20735-3811, was on January 5, 2026 appointed personal representative of the small estate of Jerome Dawson, who died on November 29, 2025 without a will.

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

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

VANESSA DAWSON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 139939
151676 (1-15)

LEGALS

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

In The Estate Of:
NEPTUNE YACEINTHE
Estate No.: 137298

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **February 26, 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
151685 (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:
NELLIE R. BEST
Estate No.: 137540

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **March 4, 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
151690 (1-15,1-22)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
NOEL BLADIMIR CASTILLO OCHOA

Notice is given that Marta Ochoa, whose address is 9906 Franklin St, Lanham, MD 20706, was on January 2, 2026 appointed personal representative of the small estate of Noel Bladimir Castillo Ochoa, who died on November 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 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.

MARTA OCHOA
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 139928
151677 (1-15)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

In The Estate Of:
TYROME RANSOME
Estate No.: 138430

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **March 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
151686 (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:
TOMMIE T. BROADWATER, JR.
Estate No.: 138039

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **February 25, 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
151691 (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
THERESE HINTON

Notice is given that Johanna Hinton, whose address is 9448 Trevino Ter, Laurel, MD 20708, was on January 5, 2026 appointed personal representative of the small estate of Therese Hinton, who died on June 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 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.

JOHANNA HINTON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 139947
151678 (1-15)

LEGALS

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

In The Estate Of:
MAME ISSA MBODJI
Estate No.: 138343

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **March 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
151687 (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:
NGURKUNGI DARRIKHUMA
Estate No.: 138115

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **March 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
151692 (1-15,1-22)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HERMAN L WOODS JR

Notice is given that Carolyn W Woods, whose address is 3715 Warner Ct, Hyattsville, MD 20784, was on November 24, 2025 appointed personal representative of the small estate of Herman L Woods Jr, who died on October 28, 2025 without a will.

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

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

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

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

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

CAROLYN W WOODS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 139485
151679 (1-15)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

In The Estate Of:
ANA ISABEL CLAVEL
Estate No.: 134710

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **March 4, 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
151688 (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:
JOAN LYNN WICKER
Estate No.: 137160

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Linda A. Beard 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 **March 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
151684 (1-15,1-22)

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Prince George’s County

Since 1932

LEGALS		LEGALS		LEGALS	
ORDER OF PUBLICATION		ORDER OF PUBLICATION		ORDER OF PUBLICATION	
COLUMBIA LIENS LLC	Plaintiff,	COLUMBIA LIENS LLC	Plaintiff,	COLUMBIA LIENS LLC	Plaintiff,
v.		v.		v.	
DARIAN L MORGAN Prince George’s County, Maryland Occupant Unknown Owners		NATIONAL PHILLPPN CUL FOUNDATN INC Prince George’s County, Maryland Occupant Unknown Owners		REGINA HOWARD AND CHARLES RIDLEY Prince George’s County, Maryland Occupant Unknown Owners	
ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 4416 BLUE HERON WAY UNIT 4416, BLADENSBURG, MD 20710, Parcel No. 02-3245339		ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 11703 PISCATAWAY RD, CLINTON, MD 20735, Parcel No. 05-0295899,		ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 8320 HOOK LN, UPPER MARLBORO, MD 20772, Parcel No. 03-3669116,	
And		And		And	
ANY UNKNOWN OWNER OF THE PROPERTY 4416 BLUE HERON WAY UNIT 4416, BLADENSBURG, MD 20710, Parcel No. 02-3245339, the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, execu- tors, administrators, grantees, as- signs or successors in right, title and interest.		ANY UNKNOWN OWNER OF THE PROPERTY 11703 PISCAT- AWAY RD, CLINTON, MD 20735, Parcel No. 05-0295899, the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, execu- tors, administrators, grantees, as- signs or successors in right, title and interest.		ANY UNKNOWN OWNER OF THE PROPERTY 8320 HOOK LN, UPPER MARLBORO, MD 20772, Parcel No. 03-3669116, the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, execu- tors, administrators, grantees, as- signs or successors in right, title and interest.	
Defendants.		Defendants.		Defendants.	
In the Circuit Court for Prince George’s County, Maryland Case No. C-16-CV-25-007272		In the Circuit Court for Prince George’s County, Maryland Case No. C-16-CV-25-007275		In the Circuit Court for Prince George’s County, Maryland Case No. C-16-CV-25-007276	
The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop- erty Parcel Identification Number 02-3245339 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:		The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop- erty Parcel Identification Number 05-0295899 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:		The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop- erty Parcel Identification Number 03-3669116 in Prince George’s County, sold by the Collector of Taxes for Prince George’s County and the State of Maryland to the plaintiff in this proceeding:	
5,535.0000 Sq Ft & Imps Hamlet Wood A Con		19,837.0000 Sq Ft Mary-catherine Est Lot 9 Blk K		(NEW FR 0191981 STR 05) 6.9900 Acres.	
The Complaint states, among other things, that the amounts nec- essary for redemption have not been paid.		The Complaint states, among other things, that the amounts nec- essary for redemption have not been paid.		The Complaint states, among other things, that the amounts nec- essary for redemption have not been paid.	
It is thereupon this 29th 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 02-3245339 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.		It is thereupon this 29th 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 05-0337600 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.		It is thereupon this 29th 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 03-3669116 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		MAHASIN EL AMIN Clerk of the Circuit Court for Prince George’s County, Maryland		MAHASIN EL AMIN Clerk of the Circuit Court for Prince George’s County, Maryland	
True Copy—Test: Mahasin El Amin, Clerk		True Copy—Test: Mahasin El Amin, Clerk		True Copy—Test: Mahasin El Amin, Clerk	
151628 (1-8,1-15,1-22)		151630 (1-8,1-15,1-22)		151631 (1-8,1-15,1-22)	

LEGALS		LEGALS		LEGALS	
ORDER OF PUBLICATION		ORDER OF PUBLICATION		ORDER OF PUBLICATION	
COLUMBIA LIENS LLC	Plaintiff,	COLUMBIA LIENS LLC	Plaintiff,	COLUMBIA LIENS LLC	Plaintiff,
v.		v.		v.	
HEBER U GABRIEL MIRANDA & ARIEL E GABRIEL MIRANDA Prince George’s County, Maryland Occupant Unknown Owners		PETER A & OMOBOLANLE T MAKINDE Prince George’s County, Maryland Occupant Unknown Owners		ABUNDANT LIFE LLC Prince George’s County, Maryland Occupant Unknown Owners	
ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 6011 EMERSON ST UNIT 613, BLADENSBURG, MD 20710, Parcel No. 02-0183723,		ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 5632 ANNAPOLIS RD UNIT 9, BLADENSBURG, MD 20710, Parcel No. 02-0128553,		ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 5632 ANNAPOLIS RD UNIT 6, BLADENSBURG, MD 20710, Parcel No. 02-0122671,	
And		And		And	
ANY UNKNOWN OWNER OF THE PROPERTY 6011 EMERSON ST UNIT 613, BLADENSBURG, MD 20710, Parcel No. 02-0183723, the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.		ANY UNKNOWN OWNER OF THE PROPERTY 5632 ANNAPO- LIS RD UNIT 9, BLADENSBURG, MD 20710, Parcel No. 02-0122705, the unknown owner’s heirs, de- visees, and personal representa- tives and their or any of their heirs, devisees, executors, administra- tors, administrators, grantees, assigns or successors in right, title and interest.		ANY UNKNOWN OWNER OF THE PROPERTY 5632 ANNAPO- LIS RD UNIT 6, BLADENSBURG, MD 20710, Parcel No. 02-0122671, the unknown owner’s heirs, de- visees, and personal representa- tives and their or any of their heirs, devisees, executors, administra- tors, administrators, grantees, assigns or successors in right, title and interest.	
Defendants.		Defendants.		Defendants.	
In the Circuit Court for Prince George’s County, Maryland Case No. C-16-CV-25-007282		In the Circuit Court for Prince George’s County, Maryland Case No. C-16-CV-25-007294		In the Circuit Court for Prince George’s County, Maryland Case No. C-16-CV-25-007295	
The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop- erty Parcel Identification Number 02-0183723 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:		The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop- erty Parcel Identification Number 02-0122705 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:		The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop- erty Parcel Identification Number 02-0122689 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 613		UNIT 9 4,414.0000 Sq.Ft. & Imps Annapolis Road Med		UNIT 7 4,860.0000 Sq.Ft. & Imps Annapolis Road Med	
The Complaint states, among other things, that the amounts nec- essary for redemption have not been paid.		The Complaint states, among other things, that the amounts nec- essary for redemption have not been paid.		The Complaint states, among other things, that the amounts nec- essary for redemption have not been paid.	
It is thereupon this 29th 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 02-0183723 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.		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 02-0122705 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.		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 02-0122689 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		MAHASIN EL AMIN Clerk of the Circuit Court for Prince George’s County, Maryland		MAHASIN EL AMIN Clerk of the Circuit Court for Prince George’s County, Maryland	
True Copy—Test: Mahasin El Amin, Clerk		True Copy—Test: Mahasin El Amin, Clerk		True Copy—Test: Mahasin El Amin, Clerk	
151634 (1-8,1-15,1-22)		151635 (1-8,1-15,1-22)		151657 (1-8,1-15,1-22)	

ORDER OF PUBLICATION		ORDER OF PUBLICATION		ORDER OF PUBLICATION	
COLUMBIA LIENS LLC	Plaintiff,	COLUMBIA LIENS LLC	Plaintiff,	COLUMBIA LIENS LLC	Plaintiff,
v.		v.		v.	
MAHASIN EL AMIN Clerk of the Circuit Court for Prince George’s County, Maryland		MAHASIN EL AMIN Clerk of the Circuit Court for Prince George’s County, Maryland		MAHASIN EL AMIN Clerk of the Circuit Court for Prince George’s County, Maryland	
True Copy—Test: Mahasin El Amin, Clerk		True Copy—Test: Mahasin El Amin, Clerk		True Copy—Test: Mahasin El Amin, Clerk	
151636 (1-8,1-15,1-22)		151637 (1-8,1-15,1-22)		151660 (1-8,1-15,1-22)	

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 Bk 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 repre-
sentative 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

Pascal Moleus
250 W. Pratt Street #2200
Baltimore, Maryland 21201
410-962-0312

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JARROD WRENFRO COLLIER

Notice is given that Senesta Col-
lier, whose address is 7660 Broad-
hurst Drive, Riverdale, GA 30296,
was on January 6, 2026 appointed
personal representative of the small
estate of Jarrod Wrenfro Collier,
who died on May 25, 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 repre-
sentative 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.

SENESTA COLLIER
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 138870
151683 (1-15)

PRINCE GEORGE’S COUNTY
GOVERNMENT

Board of License
Commissioners

(Liquor Control Board)

REGULAR SESSION

JANUARY 27, 2026

NOTICE IS HEREBY GIVEN: that
applications have been made with
the Board of License Commissioners
for Prince George’s County, Mary-
land, for the following alcoholic
beverage licenses in accordance
with the provisions of the Alcoholic
Beverage Article.

TRANSFER

t/a The Lakelander, Philice
Cowan, Managing Member,
Lawrence Brown, Managing Mem-
ber, for a Class B(BLX), Beer, Wine
and Liquor for the use of The Lake-
lander Group, LLC, located at 4656
Hotel Drive, College Park, 20742.
Transfer from Steven Jennings,
Managing Member, Corey Polyoka,
Authorized Person, for the use of
The Hall - CP Arts & Entertainment,
LLC., t/a The Hall, located at 4656
Hotel Drive, College Park, 20740.

t/a Three Brothers Italian Restau-
rant, Reagan Dahl, Managing Mem-
ber, for a Class B(BLX), Beer, Wine
and Liquor for the use of Surfing
Goat Pizza Bladensburg, LLC, lo-
cated at 4521 Kenilworth Avenue,
Bladensburg, 20710. Transfer from
Rita Repole, for the use of Three
Brothers Italian Kitchen, Ltd., lo-
cated at 4521 Kenilworth Avenue,
Bladensburg, 20710.

t/a Three Brothers Italian Restau-
rant, Reagan Dahl, Managing Mem-
ber, for a Class D, Beer and Wine for
the use of Surfing Goat Pizza, LLC,
located at 6160 Greenbelt Road,
Greenbelt, 20770. Transfer from
Laurie Repole, President, Patricia
Repole, Secretary/Treasurer, for the
use of Pizza the Italian Way Inc., lo-
cated at 6160 Greenbelt Road,
Greenbelt, 20770.

NEW – CLASS B, BEER, WINE
AND LIQUOR

t/a Leon’s Grill & Bar, Jasbir
Singh, Managing
Member/Owner/President, for a
Class B, Beer, Wine and Liquor for
the use of Leon’s Grill & Bar, LLC,
located at 4415 East-West Highway,
Riverdale Park, 20737.

NEW – CLASS B(AE), BEER,
WINE AND LIQUOR

t/a Akira Ramen & Izakaya, Lili
Yang, Member, for a Class B(AE)
Beer, Wine and Liquor for the use of
Akira Ramen & Izakaya, LLC, lo-
cated at 5334-6 Baltimore Avenue,
Hyattsville, 20740. Continued from
December 16, 2025.

NEW – CLASS B(BH), BEER,
WINE AND LIQUOR

t/a Homewood Suites, Alexander
Williams III, Member/Authorized
Person, for a Class B(BH) Beer, Wine
and Liquor for the use of 9103 Bev-
erages, LLC, located at 9103 Basil
Court, Largo, 20774.

NEW – CLASS B(BLX), BEER,
WINE AND LIQUOR

t/a Blue Sunday Bar & Grill, Wei
Guang Chen, Sole Managing Mem-
ber, for a Class B(BLX) Beer, Wine
and Liquor for the use of BSBG of
Greenbelt, LLC, located at 6076
Greenbelt Road, Greenbelt, 20770.

t/a Hungry Bowl Bowie, Chang
Jian Lin, Member, for a Class B(BLX)
Beer, Wine and Liquor for the use of
Hungry Bowl Bowie, LLC, located at
15207 Major Lansdale Blvd,
Bowie, 20716.

t/a Another Broken Egg Café, Ad-
edgej Charles Olagunju,
President/Secretary/Treasurer, for
a Class B(BLX) Beer, Wine and
Liquor for the use of OAC Restau-
rants Inc., located at 15904A Grain
Highway, Brandywine, 20613.

A virtual hearing will be held via
Zoom at 10:00 a.m. on Tuesday, Jan-
uary 27, 2026. If you would like to
attend, the link to the virtual hear-
ing will be available one week
prior on the BOLC’s website at
<http://bolc.mypgc.us>, or you may
email BLC@co.pg.md.us to request
the link. Letters of Support or Op-
positions 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
January 7, 2026

151728 (1-15,1-22)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LILLIE MAE JEFFERIS

Notice is given that Charles Jef-
feris Jr., whose address is 708 Au-
drey Ln, Oxon Hill, MD 20745-2648,
was on December 30, 2025 ap-
pointed Personal Representative of
the estate of LILLIE MAE JEFFERIS,
who died on November 2, 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 repre-
sentative 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 30th 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
30th 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.

CHARLES JEFFERIS 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. 139802
151723 (1-15,1-22,1-29)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RONALD NATHANIEL JACKSON JR

Notice is given that Nataleigh
Jackson, whose address is 5438 Liv-
ingston Ter, Oxon Hill, MD 20745-
2577, was on January 29, 2025
appointed Personal Representative
of the estate of RONALD
NATHANIEL JACKSON JR, who
died on October 16, 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 repre-
sentative or the attorney.

All persons having any objection to
the appointment (or to the pro-
bate of the decedent’s will) shall file
their objections with the Register of
Wills on or before the 29th day of
July, 2025.

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.

NATALEIGH JACKSON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 135896
151724 (1-15,1-22,1-29)

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)

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,
v.

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
equitable right, title, estate, lien, or
interest 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
equitable right, title, estate, lien, or
interest 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 Condomi-
nium 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)

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 repre-
sentative.

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)

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LEGALS

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, was on December 29, 2025 appointed Personal Representative of the estate of **LAWRENCE Z GARRISON**, who died on December 6, 2025 without a will.

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

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

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)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SONSEEAHRY ADAMS

Notice is given that Martin Murray, whose address is 4302 Lord Fairfax Ct, Upper Marlboro, MD 20772-5919, was on December 23, 2025 appointed Personal Representative of the estate of **SONSEEAHRAY ADAMS**, who died on January 10, 2023 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection 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 decedent 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 representative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

MARTIN 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)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CHERYL CEPHAS

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

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

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

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

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

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

MARVIN PIERCE Personal Representative
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729
Estate No. 137828
151578 (1-1,1-8,1-15)
V. Peter Markuski, Jr. Goozman, Bernstein & Markuski 9101 Cherry Lane #207 Laurel, MD 20708 301-953-1339

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GLADYS OLIVIA MILLER

Notice is given that Carolyn Miller, whose address is 8115 Muirkirk Road, Beltsville, MD 20705, was on December 23, 2025 appointed Personal Representative of the estate of **GLADYS OLIVIA MILLER** 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 23rd 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 23rd 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.

CAROLYN MILLER Personal Representative
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729
Estate No. 139801
151650 (1-8,1-15,1-22)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DOLLEAN POWELL

Notice is given that Dana James, whose address is 4908 Lullwater Drive, Darlington, SC 29532-6941, was on December 19, 2025 appointed Personal Representative of the estate of **Dollean Powell** who died on April 24, 2025 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 19th day of June, 2026.

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

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

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

DANA JAMES Personal Representative
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729
Estate No. 137909
151581 (1-1,1-8,1-15)
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)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GEORGE ALBERTO CARCAMO

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

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 19th day of June, 2026.

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

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

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

MELISSA CARCAMO Personal Representative
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729
Estate No. 139395
151583 (1-1,1-8,1-15)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
NORMA GAIL JOHNSON

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

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

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

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

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

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

BRANDITH HERMENA ANN SAVAGE Personal Representative
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729
Estate No. 138089
151585 (1-1,1-8,1-15)

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)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RAYMOND DELILLY

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

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

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

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

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

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

MICHELLE BAKER Personal Representative
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729
Estate No. 139608
151588 (1-1,1-8,1-15)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JACQUELINE KAST STOVER

Notice is given that Mary Stover Marker, whose address is 8054 Jennyns Way, Fulton, Maryland 20759, and Claire Stover Herrell, whose address is 104 Emmen Road, New Bern, NC 28562, were on December 22, 2025 appointed Co-Personal Representatives of the estate of **Jacqueline Kast Stover** who died on October 26, 2025 with a will.

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

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

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

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

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

MARY STOVER MARKER CLAIRE STOVER HERRELL Co-Personal Representatives
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729
Estate No. 139510
151582 (1-1,1-8,1-15)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

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

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

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

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

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

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

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

JASON KLING Personal Representative
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729
Estate No. 139665
151587 (1-1,1-8,1-15)

The Prince George’s Post

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LEGALS

COHN, GOLDBERG & DEUTSCH, LLC
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LINTHICUM HEIGHTS, MD 21090
www.cgd-law.com/sales

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)

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

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

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

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

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

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.

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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

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

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

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

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

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

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

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

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

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

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

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

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

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

*The Prince
George’s Post
Newspaper*

*Call (301) 627-0900
or*

Email:

bboice@pgpost.com

*Your Newspaper
of
Legal Record*

LEGALS

NOTICE OF INTENT TO DISPOSE OF IMPOUNDED VEHICLES

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

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

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

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

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

YEAR	MAKE	MODEL	VIN
2006	Honda	Accord	1HGCM56866A008782
2014	Toyota	Camry	4T1BD1FK0EU109369
2008	Mini	Cooper	WMWMF33518TU67573
2019	Ford	Escape	1FMCU9GD9KUA91131
2003	Nissan	Pathfinder	JN8DR09Y33W833555
2014	Infiniti	Q50	JN1BV7AR7EM697427
2020	Mercedes	GLA250	WDCCTG4GB0HJ350896
2020	Hyundai	Elantra	5NPD84LF0LH538416
2010	Mercury	Milan	3MEHM0CG7AR645650
2025	Volvo	XC60	YV4M12RJ6S1087855
2022	Ford	F150	1FTVW1EL0NWG15696
2005	Volkswagen	Jetta	3VWPF71K25M647345
151736			(1-15)

LEGALS

STATE SOIL CONSERVATION COMMITTEE
PRINCE GEORGE’S
SOIL CONSERVATION DISTRICT (SCD)
SUPERVISOR TO BE APPOINTED

The Prince George’s SCD is seeking individuals *with knowledge and sincere interest* in proper land use and conservation of natural resources to be considered for appointment to its Board of Supervisors. Supervisors must be residents of Prince George’s County and are expected to attend monthly meetings of the Board. Interested individuals are strongly encouraged to attend a Board meeting prior to applying. Contact the Prince George’s SCD office for meeting details (301-574-5162, ext.3).

The appointment is a five-year term to expire on **April 15, 2031** and is made by the Maryland State Soil Conservation Committee (SSCC). More information (including *Facts Supervisors Should Know*) and the application form can be downloaded at the website below:

https://mda.maryland.gov/about_mda/Pages/md-soil-conservation-committee.aspx

Completed forms may be emailed to loretta.collins@maryland.gov or mailed to: State Soil Conservation Committee, c/o Loretta Collins, Department of Agriculture, 50 Harry S. Truman Parkway, Room 306, Annapolis, Maryland 21401.

151725	(1-15,1-22,1-29,2-5)
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LEGALS

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of: MARIE STEPHENS HOLMES Estate No.: 137132 NOTICE OF JUDICIAL PROBATE To all Persons Interested in the above estate: You are hereby notified that a peti- tion has been filed by Michelle Simon for judicial probate for the appointment of a personal representa- tive. A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on March 4, 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	THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of: DAVID HAROLD HINNANT Estate No.: 128116 NOTICE OF JUDICIAL PROBATE To all Persons Interested in the above estate: You are hereby notified that a peti- tion has been filed by Michelle Simon for judicial probate for the appointment of a personal representa- tive. A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on February 25, 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		
151696	(1-15,1-22)	151697	(1-15,1-22)

LEGALS

LEGAL NOTICE
CITY OF BOWIE, MD
PUBLIC HEARING

A Public Hearing for Ordinance O-1-26 Amending the Adopted Budget for the Fiscal Year Beginning July 1, 2025, and Ending June 30, 2026, as Embodied in Ordinance O-4-25 and Amended by Ordinances O-11-25 and O-13-25, to Appropriate Funds in the Amount of \$47,900 for the Replacement of a Message Board, is scheduled to be held at 8:00 p.m., Tuesday, January 20, 2026. Those wishing to provide testimony / comments for the public hearing can sign up to speak prior to the beginning of the meeting, or email written testimony / comments to cityclerk@cityofbowie.org. Deadline for submittal of written testimony / comments is 7:00 p.m., Tuesday, January 20, 2026. Residents may attend the meeting in person in the Council Chambers at Bowie City Hall, 15901 Fred Robinson Way, Bowie, MD 20716, or may view meetings online at www.cityofbowie.org/viewmeetings or on Verizon channel 10 or Comcast channel 71 and 996. For more information, contact the City Clerk at 301-809-3029 or ahernandez@cityofbowie.org.

Alfred D. Lott
City Manager

151673	(1-15)
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LEGALS

TOWN OF FOREST HEIGHTS
PUBLIC NOTICE

The Town of Forest Heights will be installing stop sign monitoring systems in accordance with §21-707.1 of the Maryland Transportation Article and Ordinance O-11-2025. These monitors will be located at Arapahoe Dr at Livingston Rd, Indian Service Rd at Livingston Rd, Indian Head Service Rd at Talbert Dr, Comanche Dr at Livingston Rd, Ottawa St at Comanche Dr, Quade St at Comanche Dr, Ottawa St at Terrell Ave, Ottawa St at Terrell Ave, Woodland Dr at Seneca Dr, Seneca Dr at Mohican Dr, and Seneca Dr at Mohican Dr. Ticketing for violations will begin on February 12th, 2026. Violations for a stop sign infraction will be \$40. For questions regarding this program, you can reach the city’s office at 301-839-1030 or visit forest-heightsmd.gov.

151730	(1-15)
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LEGALS

NOTICE OF COMMUNITY FORUM
ON THE
PRINCE GEORGE’S COUNTY
HOUSING AND COMMUNITY DEVELOPMENT
COUNTY FISCAL YEAR 2027
ANNUAL ACTION PLAN

As the Prince George’s County Department of Housing and Community Development (DHCD) is developing the County Fiscal Year (FY) 2027 (Federal Fiscal Year 2026) Annual Action Plan for Housing and Community Development, it hereby solicits public comments from residents of the County.

The Annual Action Plan for Housing and Community Development is a comprehensive strategy that describes actions, activities, and programs that will take place during County FY 2027 to address priority needs and specific objectives in line with the FY 2026-2030 Consolidated Plan. The Annual Action Plan also serves as an application for Federal funds for the following entitlement programs: The Community Development Block Grant (CDBG) Program, Emergency Solutions Grants (ESG), and HOME Investment Partnerships (HOME) Program.

The forum’s purpose is to allow residents to address housing and community development needs, the development process for proposed activities, and program performances.

Community Forum

Date and Time: Wednesday, January 28, 2026 (6:00 p.m. – 7:30 p.m.)
Location: Virtual Platform – Zoom (must send RSVP to CDBGCPD@co.pg.md.us to receive the link).

Sign language for the hearing impaired and interpretive services can be made available. To request these services, please call: TTY (301) 699-2544 or via email to CDBGCPD@co.pg.md.us no later than Wednesday, January 21, 2026.

Written comments may also be sent to the Department of Housing and Community Development at 9200 Basil Court, Suite 306, Largo, Maryland 20774. For more information, please contact Shirley E. Grant, Chief Community Planning & Development Manager, at (301) 883-5542 or via email at segrant@co.pg.md.us.

Prince Georges County agrees that its compliance in all respects with all applicable Federal anti-discrimination laws is material to the U.S. Governments payment decisions for purposes of Section 3729(b)(4) of Title 31, United States Code. In addition, Prince Georges County will not operate any programs that violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964.

By Authority of:
Jonathan Butler, Director
Prince George’s County
Department of Housing and Community Development
9200 Basil Court, Suite 306
Largo, Maryland 20774
Date: January 15, 2026

151734	(1-15)
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LEGALS

AVISO DEL FORO COMUNITARIO
EN EL
CONDADO DE PRINCE GEORGE
VIVIENDA Y DESARROLLO COMUNITARIO
AÑO FISCAL 2027 DEL CONDADO
PLAN DE ACCIÓN ANUAL

El Departamento de Vivienda y Desarrollo Comunitario (DHCD, en inglés) del condado de Prince George está elaborando el Plan de Acción Anual para la Vivienda y el Desarrollo Comunitario del año fiscal 2027 del condado (año fiscal federal 2026) y, por la presente, solicita comentarios públicos a los residentes del condado.

El Plan de Acción Anual para la Vivienda y el Desarrollo Comunitario es una estrategia integral que describe las medidas, actividades y programas que se llevarán a cabo durante el año fiscal 2027 del condado para abordar las necesidades prioritarias y los objetivos específicos de acuerdo con el Plan Consolidado para los años fiscales 2026-2030. El Plan de Acción Anual también sirve como una solicitud de fondos federales para los siguientes programas de prestaciones: El Programa de Subvenciones en Bloque para el Desarrollo Comunitario (CDBG, en inglés), el programa de Subvenciones para Soluciones de Emergencia (ESG, en inglés) y el Programa de Asociaciones de Inversión HOME (HOME, en inglés).

El propósito del foro es permitir a los residentes abordar las necesidades de vivienda y desarrollo comunitario, el proceso de desarrollo de las actividades propuestas y el desempeño del programa.

Foro comunitario

Fecha y hora: Miércoles 28 de enero de 2026 (6:00 p. m. – 7:30 p. m.)
Ubicación: Plataforma virtual: Zoom (debe enviar la confirmación de asistencia a CDBGCPD@co.pg.md.us para recibir el enlace).

Disponemos de servicios de interpretación y lengua de señas para personas con discapacidad auditiva. Para solicitar estos servicios, llame al: TTY (301) 699-2544 o envíe un correo electrónico a CDBGCPD@co.pg.md.us a más tardar el miércoles 21 de enero de 2026.

Los comentarios escritos también pueden enviarse al Departamento de Vivienda y Desarrollo Comunitario en 9200 Basil Court, Suite 306, Largo, Maryland 20774. Para obtener más información, comuníquese con Shirley E. Grant, gerente principal de Planificación y Desarrollo Comunitario, al (301) 883-5542 o por correo electrónico a segrant@co.pg.md.us.

El condado de Prince George acepta que el cumplimiento en todos los aspectos de todas las leyes federales contra la discriminación aplicables es fundamental para las decisiones de pago del Gobierno de los Estados Unidos a los efectos de la sección 3729 (b) (4) del título 31 del Código de los Estados Unidos. Además, el condado de Prince George no llevará a cabo ningún programa que infrinja las leyes federales contra la discriminación aplicables, incluido el Título VI de la Ley de Derechos Civiles de 1964.

Autorizado por:
Jonathan Butler, director
Condado de Prince George
Departamento de Vivienda y Desarrollo Comunitario
9200 Basil Court, Suite 306
Largo, Maryland 20774
Fecha: 15 de enero de 2026

151735	(1-15)
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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 METCALF 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)
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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 METCALF 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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Prince George’s
County Since 1932*

LEGALS

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

In The Estate Of:
ELFRIEDE FORRESTER
AKA ELFRIEDE P. FORRESTER

Estate No.: 132757

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **March 4, 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

151695	(1-15,1-22)
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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# 3FA6P0HD9HR365582

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# USCA57SKF001
BAY HARBOR MARINA & BOAT YARD
6029 HERRING BAY RD
DEALE

LOT# 10774
2015 JEEP
VIN# 1C4RJFAG0FC913111

LOT# 10774A
1999 INFINITI
VIN# JNRR05Y4XW046544

LOT# 10776
2006 FORD
VIN# 1FTPW14506KB38708

LOT# 10800
2019 MAZDA
VIN# JM1BPBMM0K1124909

LOT# 10808
2017 HYUNDAI
VIN# 5NMZUDLB8HH027992

LOT# 10810
2020 NISSAN
VIN# 1N4BL4FWXL1C139001

LOT# 10839
2019 BMW
VIN# WBA7E4C51KGV70420

LOT# 10852
2019 VOLKSWAGON
VIN# 3VVB2B7AX7KM015717

**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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Call 301-627-0900 for a quote.

LEGALS

NOTICE

JEREMY K. FISHMAN, et al.

Substitute Trustees
vs.
JANIQUE F. MUCKELVENE
714 Eucla Drive
Waldorf, MD 20601

Defendant

In the Circuit Court for Prince George’s County, Maryland
Civil Action No.
C-16-CV-23-004730

Notice is hereby given this 8th day of January, 2026, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 714 Eucla Drive, Waldorf, MD 20601, made and represented by Jeremy K. Fishman, Samuel D. Williamowsky, and Erica T. Davis, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 9th day of February, 2026, next, provided a copy of this NOTICE be inserted in some newspaper published in said County once in each of three successive weeks before the 9th day of February, 2026, next.

The Report of Sale states the amount of the sale to be Two Hundred Eleven Thousand Eight Hundred Dollars (\$211,800.00).

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Mahasin El Amin, Clerk
151727 (1-15,1-22,1-29)

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Call 301-627-0900 Today!

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: **1/26/2026.**

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

ABANDONED BOAT
WHITE SEA-DOO GTI PERSONAL WATERCRAFT WITH BLUE TOP
AND ORANGE LETTERS. TAG# VA 4023 B.
LOCATION:
4433 Beech Rd, Temple Hills, MD 20748



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

2002	CHEVROLET	TAHOE			1GNEK13Z32R270345
2013	LAND ROVER	RANGE ROVER	MD	8GS7688	SALSH2E44DA778674
2007	MERCEDES-BENZ	E350		PR1V4T3	WDBUF56X87B088410
2013	NISSAN	PATHFINDER	VA	U65193	5N1AR2MN0DC649969

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

2000	FREIGHTLINER	F565	VA	TML4786	4UZ3CJAA8YCG83902
2015	LEXUS	ES350			JTHBK1GG4F2156436
2021	KIA	K5	VA	UGA9114	5XXG14J26MG023029
1999	MAZDA	PROTÉGÉ			JM1BJ2211X0148014
2015	FORD	TRANSIT-150			1FTNE1CM6FKB05859
2005	CHEVROLET	EXPRESS			1GCGG25VX51125096
2016	CHEVROLET	SILVERADO	MD	3FM1084	3GCUKREC0GG252677

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

1995	FORD	F700			1FDMF72JXSVAA22703
2011	FORD	E350			1FDWE3FL2BDA79497
2009	NISSAN	ALTIMA			1N4CL21E69C131977

HANNAN AUTO AND TOWING
11508 EAST MAPLE AVE
BELTSVILLE, MD 20705
301-937-1937

2006	NISSAN	XTERRA	MD	7FA2556	5N1AN08U76C515299
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J&L TOWING AND RECOVERY
8225 GREY EAGLE DRIVE
UPPER MARLBORO, MD 20772
301-574-0065

2011	FORD	ESCAPE	VA	UMF4082	1FMCU9C70BKB19894
2014	MERCEDES-BENZ	CLA250	DC	CLA250	WDDSJ4EB4EN042503
2024	LEXUS	IS350	VA	TJS1308	JTHBZ1E24R5035637
2002	CHEVROLET	TAHOE	MD	4BF9505	1GNEK13Z72R295524
2006	FORD	E250			1FTNE24L96HA70212
2000	JEEP	GRAND CHEROKEE			1J4GW48S1YC383476

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

2005	CHEVROLET	SILVERADO	MD	8GD7832	1GBHC29U75E295866
2015	NISSAN	JUKE			JN8AF5MV3FT553632
2016	CHEVROLET	MALIBU	DC	FH8101	1G1ZE5ST4GFI99552

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

2009	HONDA	CIVIC	MD	T2377681	19XFA168X9E012428
2006	ACURA	MDX	VA	UCZ4912	2HNYD18236H542257

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

2015	CHEVROLET	TRAX	MD	9CY6476	KL7CJLSB8FB198122
2008	CHEVROLET	UPLANDER	MD	53574M1	1GNDV23W18D119461

151741 (1-15)



LEGALS

TOWN OF UNIVERSITY PARK
CHARTER RESOLUTION
25-CR-01

On January 5, 2026, the Common Council adopted, and on January 5, 2026, the Mayor signed, Charter Resolution 25-CR-01, to amend the Charter of the Town of University Park by repealing and re-enacting Article VI, “Finance”, Section 618, “Purchasing and Contracts” of the Charter to delete the Town Newsletter Editor as a professional service position required to be appointed by the Mayor and approved by the Council and to serve at the pleasure of the Mayor and Council.

A copy of the Charter Resolution shall be posted on the entrance to the University Park Town Hall, 6724 Baltimore Avenue, University Park, MD 20782 until February 15, 2026. The Charter Resolution will take effect on February 24, 2026, unless petitioned to referendum in a manner prescribed by law.

MAYOR AND COMMON COUNCIL
TOWN OF UNIVERSITY PARK
By: Laurie K. Morrissey, Mayor

MAYOR AND COMMON COUNCIL
TOWN OF UNIVERSITY PARK
By: Laurie K. Morrissey, Mayor

Suellen M. Ferguson, Esq.
Town Attorney

Suellen M. Ferguson, Esq.
Town Attorney

151738 (1-15)

151739 (1-15,1-22,1-29,2-5)

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

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)

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

LEGALS

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

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

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

You must reclaim these vehicles by: **1/27/2025.**

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

2011	MERCEDES BENZ	E-CLASS	VA	TLP7345	WDDHF7CB6BA321423
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CHARLEY’S CRANE SERVICE
8913 OLD ARDMORE RD
LANDOVER, MD 207850
301-773-7670

2006	HONDA	ACCORD	VA	UAD9015	1HGCM55816A145193
2005	GMC	YUKON XL	VA	TDD3499	1GKFK66U35J205397

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

2010	CHEVROLET	MALIBU	OH	KIY1284	1G1ZB5EB6AF310296
2015	CHEVROLET	MALIBU	MD	2GA0619	1G11F5SL1FF255441
1998	GMC	YUKON	MD	3Z8818	1GKEK13ROWJ733558
2002	GMC	SIERRA	VA	TUE1601	1GTEC14V22Z142874
2017	CHEVROLET	MALIBU	MD	9DB7095	1G1ZB55T9HF134738

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

2004	FORD	E-350	VA	UC50323	1FDSE35L44HA91100
2009	GMC	YUKON XL	MD	8GJ0036	1GKFK36349R199915

151742 (1-15)

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)

COUNTY COUNCIL HEARINGS

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

TUESDAY, JANUARY 27, 2026
COUNCIL HEARING ROOM
WAYNE K. CURRY ADMINISTRATION BUILDING
1301 MCCORMICK DRIVE
LARGO, MARYLAND
<https://pgccouncil.us/LIVE>

11:00 A.M.

Notice is hereby given that on Tuesday, January 27, 2026, the County Council of Prince George’s County, Maryland, will hold the following public hearings:

Appointment of the following individual to the Prince George’s County Board of Ethics:

Dr. Gerald T. Folson Appointment
Replacing: Melanie Barr-Brooks
Term Expiration: 12/01/2027

Ms. Lori Mari Matthews Appointment
Replacing: Vacant
Term Expiration: 12/01/2026

To register to speak or submit comments or written testimony please use the Council’s eComment portal at: <https://pgccouncil.us/Speak>. For those unable to use the portal, comments/ written correspondence may be emailed to: onlinesignup@co.pg.md.us or faxed to (301) 952-5178. **Written comments must be submitted by 3:00 p.m. on the day BEFORE the meeting.** Testimony and comments will not be accepted via social media or by telephone/voice mail message. **Register to speak, in advance, by 3:00 p.m. on the day BEFORE the meeting.** Additionally, on-site registration for live testimony is now available; however, **advance registration to testify is strongly encouraged.**

These policies are in effect until otherwise changed and, any future changes to them, will be communicated on the County Council website, County Council social media channels, via Alert Prince George’s, and will be shared with the press via a press release.

View meetings by selecting the "In Progress" link next to the meeting on the Council's live streaming page: <https://pgccouncil.us/LIVE>.

BY ORDER OF THE COUNTY COUNCIL
PRINCE GEORGE’S COUNTY, MARYLAND
Krystal Oriadha, Chair

ATTEST:
Donna J. Brown
Clerk of the Council

151737 (1-15,1-22)

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LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CLAUDE GORDON MURRELL

Notice is given that Gloria Nelson Murrell, whose address is 12605 Monterey Cir, Fort Washington, MD 20744-7047, was on December 30, 2025 appointed Personal Representative of the estate of CLAUDE GORDON MURRELL, who died on July 17, 2025 without a will.

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

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

GLORIA NELSON MURRELL
Personal Representative

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

Estate No. 138388

151716 (1-15,1-22,1-29)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ELIZABETH WADE SMITH

Notice is given that Patience Taylor, whose address is 10711 Waco Dr Upper Marlboro, MD 20772-4673, was on December 30, 2025 appointed Personal Representative of the estate of ELIZABETH WADE SMITH, who died on June 16, 2025 without a will.

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

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

PATIENCE TAYLOR
Personal Representative

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

Estate No. 138371

151722 (1-15,1-22,1-29)

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bboice@pgpost.com

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