

The Prince George's Post Newspaper

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Your Newspaper

of

Legal Record

LEGALS

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

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)

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
JEFFREY LEE CARTER

Notice is given that Ellery Carter, whose address is 231 N Locust St Apt 2, Hagerstown, MD 21740-4072, was on January 5, 2026 appointed Personal Representative of the estate of JEFFREY LEE CARTER, who died on May 13, 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 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.

All 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.

ELLERY CARTER
Personal Representative

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

Estate No. 137847
151710 (1-15.1-22.1-29)

LEGALS

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

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 Sharonne 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.

All 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)

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 Vinetta 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 November 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 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.

All 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)

LEGALS

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 September 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 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.

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
151706 (1-15.1-22.1-29)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

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, 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.

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
151699 (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
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 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.

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)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HELGA BELZER

Notice is given that Andrea Muirhead, whose address is 9633 Larchmede Ct, El

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 (1-1-8,1-15)

LEGALS

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

**NOTICE TO CREDITORS OF
APPOINTMENT OF
FOREIGN PERSONAL
REPRESENTATIVE**

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

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

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

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

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

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

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

SCOTT B. FRENKEL
Foreign Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773
Estate No. 139225
151591 (1-1-8,1-15)

**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

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS
TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SHENEL PERKINS

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

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

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

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

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

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 (1-1-8,1-15)

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 (1-1-8,1-15)

LEGALS

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. 139981
151680 (1-15)

LEGALS

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)

LEGALS

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 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.

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. 139881
151681 (1-15)

LEGALS

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 Trina Rivers, whose address is 1219 Nalley Rd, Hyattsville, MD 20785, was on December 30, 2025 appointed personal representative of the small estate of HELEN MCGEE STATION, 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 claim

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 re-possession 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

(1-1-8-1-15)

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) 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 re-possession and/or foreclosure of the property, if otherwise permitted by law and/or order of court.

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 re-possession 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 "FAIRAWN", 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

(1-1-8-1-15)

The

Prince

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301-627-0900

or

Email:

bboice@pgpost.com

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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://mvgpc.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://mvgpc.us/budget>.

SPEAKER REGISTRATION LINK
<https://mvgpc.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 Disabilities 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) 151649 (1-8,1-15)

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LEGALS

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

**SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY**

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 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

151731

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

151732

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

151733

(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 [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 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.

Richard E. Solomon, et al.,
Substitute Trustees

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

(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 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 \$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

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(410) 825-2900
www.tidewaterauctions.com

(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.

MARIA 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)

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)

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)

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)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
THERÈSE 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

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)

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-25-00224**
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)

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)

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)

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

**In The Estate Of:
TYRONE 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 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)

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

LEGALS**ORDER OF PUBLICATION**

COLUMBIA LIENS LLC Plaintiff, v.

STEVEN H ROSS
Prince George's County, Maryland
Occupant
Unknown OwnersALL OTHER PERSONS THAT
HAVE OR CLAIM TO HAVE ANY
INTEREST IN THE PROPERTY
5001 FLORAL PARK RD, BRANDYWINE,
MD 20613, Parcel No. 11-1189380,And
ANY UNKNOWN OWNER OF
THE PROPERTY 5001 FLORAL
PARK RD, BRANDYWINE, MD
20613, Parcel No. 11-1189380, the
unknown owner's heirs, devisees,
and personal representatives and
their or any of their heirs, devisees,
executors, administrators, grantees,
assigns or successors in right, title
and interest.
Defendants.In the Circuit Court for
Prince George's County, Maryland
Case No. C-16-CV-25-007219The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following property
Parcel Identification Number
11-1189380 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:

PROSPECT HILL 4.4000 Acres

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

It is thereupon this 29th day of December, 2025, by the Circuit Court for Prince George's County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 3rd day of March, 2026, and redeem the property with Parcel Identification Number 11-1189380 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, MarylandTrue Copy—Test:
Mahasin El Amin, Clerk

151604 (1-8-1-15-1-22)

ORDER OF PUBLICATIONCOLUMBIA LIENS LLC Plaintiff,
v.MICHAEL J JR CASEY
Prince George's County, Maryland
Occupant
Unknown OwnersALL OTHER PERSONS THAT
HAVE OR CLAIM TO HAVE ANY
INTEREST IN THE PROPERTY
3100 KINGSWAY CT, FORT WASH-
INGTON, MD 20744, Parcel No. 12-
1224344,And
ANY UNKNOWN OWNER OF
THE PROPERTY 3100 KINGSWAY
CT, FORT WASHINGTON, MD
20744, Parcel No. 12-1224344, the
unknown owner's heirs, devisees,
and personal representatives and
their or any of their heirs, devisees,
executors, administrators, grantees,
assigns or successors in right, title
and interest.
Defendants.In the Circuit Court for
Prince George's County, Maryland
Case No. C-16-CV-25-007220The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following property
Parcel Identification Number
12-1224344 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:

13,081.0000 Sq Ft Ramsgate Lot 65

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

It is thereupon this 29th day of December, 2025, by the Circuit Court for Prince George's County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 3rd day of March, 2026, and redeem the property with Parcel Identification Number 12-1224344 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, MarylandTrue Copy—Test:
Mahasin El Amin, Clerk

151605 (1-8-1-15-1-22)

LEGALS**ORDER OF PUBLICATION**COLUMBIA LIENS LLC Plaintiff,
v.MARILYN MCPHERSON-CORDER
Prince George's County, Maryland
Occupant
Unknown OwnersALL OTHER PERSONS THAT
HAVE OR CLAIM TO HAVE ANY
INTEREST IN THE PROPERTY
10209 S CAMPUS WAY UNIT 30,
UPPER MARLBORO, MD 20774,
Parcel No. 13-1462159,And
ANY UNKNOWN OWNER OF
THE PROPERTY 10209 S CAMPUS
WAY UNIT 30, UPPER MARLBORO,
MD 20774, Parcel No. 13-
1462159, the unknown owner's
heirs, devisees, and personal
representatives and their or any of
their heirs, devisees, executors,
administrators, grantees, assigns or
successors in right, title and interest.
Defendants.In the Circuit Court for
Prince George's County, Maryland
Case No. C-16-CV-25-007223The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following property
Parcel Identification Number
13-1462159 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:4,974.0000 Sq Ft & Imps Prince Place
AtThe Complaint states, among
other things, that the amounts nec-
essary for redemption have not
been paid.

It is thereupon this 29th day of December, 2025, by the Circuit Court for Prince George's County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 3rd day of March, 2026, and redeem the property with Parcel Identification Number 13-1462159 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, MarylandTrue Copy—Test:
Mahasin El Amin, Clerk

151606 (1-8-1-15-1-22)

LEGALS**ORDER OF PUBLICATION**COLUMBIA LIENS LLC Plaintiff,
v.FRED L JR & WENDY C JOHNSON
Prince George's County, Maryland
Occupant
Unknown OwnersALL OTHER PERSONS THAT
HAVE OR CLAIM TO HAVE ANY
INTEREST IN THE PROPERTY
1927 VILLAGE GREEN DR UNIT
U201, LANDOVER, MD 20785, Par-
cel No. 13-1456714,And
ANY UNKNOWN OWNER OF
THE PROPERTY 1927 VILLAGE
GREEN DR UNIT U201, LAN-
DOVER, MD 20785, Parcel No. 13-
1456714, the unknown owner's
heirs, devisees, and personal
representatives and their or any of
their heirs, devisees, executors,
administrators, grantees, assigns or
successors in right, title and interest.
Defendants.In the Circuit Court for
Prince George's County, Maryland
Case No. C-16-CV-25-007224The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following property
Parcel Identification Number
13-1456714 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:BLDG U UNIT #U-201 2,490.0000
Sq Ft & Imps Windmill Square Co
AtThe Complaint states, among
other things, that the amounts nec-
essary for redemption have not
been paid.

It is thereupon this 29th day of December, 2025, by the Circuit Court for Prince George's County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 3rd day of March, 2026, and redeem the property with Parcel Identification Number 13-1456714 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, MarylandTrue Copy—Test:
Mahasin El Amin, Clerk

151607 (1-8-1-15-1-22)

LEGALS**ORDER OF PUBLICATION**COLUMBIA LIENS LLC Plaintiff,
v.RUBEN NAVARRO & MARTHA
NAVARRO
Prince George's County, Maryland
Occupant
Unknown OwnersALL OTHER PERSONS THAT
HAVE OR CLAIM TO HAVE ANY
INTEREST IN THE PROPERTY
10239 PRINCE PL UNIT 404 11B,
UPPER MARLBORO, MD 20774,
Parcel No. 13-1402049,And
ANY UNKNOWN OWNER OF
THE PROPERTY 10239 PRINCE PL
UNIT 404 11B, UPPER MARLBORO,
MD 20774, Parcel No. 13-
1402049, the unknown owner's
heirs, devisees, and personal
representatives and their or any of
their heirs, devisees, executors,
administrators, grantees, assigns or
successors in right, title and interest.
Defendants.In the Circuit Court for
Prince George's County, Maryland
Case No. C-16-CV-25-007225The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following property
Parcel Identification Number
10125 PRINCE PL UNIT 404 11B,
UPPER MARLBORO, MD 20774,
Parcel No. 13-1402049,8TH SUPPLEMENT ARY PLAT
UNIT 404-11B 1,476.0000 Sq Ft &
Imps Treetop CondominiumThe Complaint states, among
other things, that the amounts nec-
essary for redemption have not
been paid.

It is thereupon this 29th day of December, 2025, by the Circuit Court for Prince George's County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 3rd day of March, 2026, and redeem the property with Parcel Identification Number 10125 PRINCE PL UNIT 404-11B 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, MarylandTrue Copy—Test:
Mahasin El Amin, Clerk

151609 (1-8-1-15-1-22)

LEGALS**ORDER OF PUBLICATION**COLUMBIA LIENS LLC Plaintiff,
v.RHAVI OPERATING CO INC
Prince George's County, Maryland
Occupant
Unknown OwnersALL OTHER PERSONS THAT
HAVE OR CLAIM TO HAVE ANY
INTEREST IN THE PROPERTY
14221 WHEELER RD, OXON HILL,
MD 20745, Parcel No. 12-1276732,

And

ANY UNKNOWN OWNER OF
THE PROPERTY 14221 WHEELER
RD, OXON HILL, MD 20745, Parcel
No. 12-1276732, the unknown
owner's heirs, devisees, and
personal representatives and their
or any of their heirs, devisees,
executors, administrators, grantees,
assigns or successors in right, title
and interest.

Defendants.

In the Circuit Court for
Prince George's County, Maryland
Case No. C-16-CV-25-007229The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following property
Parcel Identification Number
12-1276732 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:

25,697.0000 Sq Ft & Imps

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

It is thereupon this 29th day of December, 2025, by the Circuit Court for Prince George's County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 3rd day of March, 2026, and redeem the property with Parcel Identification Number 12-1276732 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, MarylandTrue Copy—Test:
Mahasin El Amin, Clerk

151610 (1-8-1-15-1-22)

LEGALS**ORDER OF PUBLICATION**COLUMBIA LIENS LLC Plaintiff,
v.COLORTECH BDLG RENOVA-
TION LLC
Prince George's County, MarylandOccupant
Unknown OwnersALL OTHER PERSONS THAT
HAVE OR CLAIM TO HAVE ANY
INTEREST IN THE PROPERTY
15208 BRANDYWINE RD,
BRANDYWINE, MD 20613, Parcel
No. 11-1177328,

And

ANY UNKNOWN OWNER OF
THE PROPERTY 15208 BRANDYWINE
RD, BRANDYWINE, MD 20613, Parcel
No. 11-1177328, the unknown
owner's heirs, devisees, and
personal representatives and their
or any of their heirs, devisees,
executors, administrators, grantees,
assigns or successors in right, title
and interest.

Defendants.

In the Circuit Court for
Prince George's County, Maryland
Case No. C-16-CV-25-007229The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following property
Parcel Identification Number
11-1177328 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:2,000.0000 Acres Howard Proctors Su
Lot 4The Complaint states, among
other things, that the amounts nec-
essary for redemption have not
been paid.

It is thereupon this 29th day of December, 2025, by the Circuit Court for Prince George's County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 3rd day of March, 2026, and redeem the property with Parcel Identification Number 11-1177328 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, MarylandTrue Copy—Test:
Mahasin El Amin, Clerk

151611 (1-8-1-15-1-22)

LEGALS**ORDER OF PUBLICATION**COLUMBIA LIENS LLC Plaintiff,
v.GAURANGKUMAR G SONI
Prince George's County, MarylandOccupant
Unknown OwnersALL OTHER PERSONS THAT
HAVE OR CLAIM TO HAVE ANY
INTEREST IN THE PROPERTY
14503 NEALE DR, BRANDYWINE,
MD 20613, Parcel No. 11-1147552,

And

ANY UNKNOWN OWNER OF
THE PROPERTY 14503 NEALE DR,
BRANDYWINE, MD 20613, Parcel
No. 11-1147552, 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.

LEGALS**ORDER OF PUBLICATION**

COLUMBIA LIENS LLC Plaintiff,
v.
FREDERICK F COOPER & TINNEY NASEEA
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 2442 IVERSON ST UNIT 2442, TEMPLE HILLS, MD 20748, Parcel No. 06-0654731,

And

ANY UNKNOWN OWNER OF THE PROPERTY 2442 IVERSON ST UNIT 2442, TEMPLE HILLS, MD 20748, Parcel No. 06-0654731, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.

Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-25-00725

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0654731 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 2442 1,914,0000 Sq Ft & Imps Iverson Mews Condo

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

It is thereupon this 29th day of December, 2025, by the Circuit Court for Prince George's County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 3rd day of March, 2026, and redeem the property with Parcel Identification Number 06-0654731 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

151616 (1-8,1-15,1-22)

ORDER OF PUBLICATION

COLUMBIA LIENS LLC Plaintiff,
v.
ROBERT A GRESTY REV TRUST
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7917 MARLBORO PIKE, DISTRICT HEIGHTS, MD 20747, Parcel No. 06-0624957,

And

ANY UNKNOWN OWNER OF THE PROPERTY 7917 MARLBORO PIKE, DISTRICT HEIGHTS, MD 20747, Parcel No. 06-0624957, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.

Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-25-00725

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0624957 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:

PT PAR 204 FORESTVILLE(1055SF DFR P G CO L14717 F504 01)
16,650,0000 Sq Ft & Imps

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

It is thereupon this 29th day of December, 2025, by the Circuit Court for Prince George's County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 3rd day of March, 2026, and redeem the property with Parcel Identification Number 06-0624957 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

151617 (1-8,1-15,1-22)

LEGALS**ORDER OF PUBLICATION**

COLUMBIA LIENS LLC Plaintiff,
v.
JEANETTE A BURTON
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 5014 SILVER HILL RD, SUITLAND, MD 20746, Parcel No. 06-0623231,

And

ANY UNKNOWN OWNER OF THE PROPERTY 5014 SILVER HILL RD, SUITLAND, MD 20746, Parcel No. 06-0623231, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.

Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-25-00726

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0623231 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

LOT 3 EX 1265 SQ FT AT FR 6,590,0000 Sq Ft & Imps Bradbury Park Lot 3 Blk L

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

It is thereupon this 29th day of December, 2025, by the Circuit Court for Prince George's County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 3rd day of March, 2026, and redeem the property with Parcel Identification Number 06-0623231 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

151618 (1-8,1-15,1-22)

LEGALS**ORDER OF PUBLICATION**

COLUMBIA LIENS LLC Plaintiff,
v.
DAVID C MAHONEY
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 4646 DAVIS AVE, SUITLAND, MD 20746, Parcel No. 06-0608208,

And

ANY UNKNOWN OWNER OF THE PROPERTY 4646 DAVIS AVE, SUITLAND, MD 20746, Parcel No. 06-0608208, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.

Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-25-00726

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0608208 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:

34,986,0000 Sq Ft & Imps Bradbury Park Lot 3 Blk L

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

It is thereupon this 29th day of December, 2025, by the Circuit Court for Prince George's County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 3rd day of March, 2026, and redeem the property with Parcel Identification Number 06-0608208 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

151619 (1-8,1-15,1-22)

LEGALS**ORDER OF PUBLICATION**

COLUMBIA LIENS LLC Plaintiff,
v.
STEVIE M BRIGHT
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 3917 BYERS ST, CAPITOL HEIGHTS, MD 20743, Parcel No. 06-0570432,

And

ANY UNKNOWN OWNER OF THE PROPERTY 3917 BYERS ST, CAPITOL HEIGHTS, MD 20743, Parcel No. 06-0570432, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.

Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-25-00726

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0570432 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

LOTS 39,40 4,000,0000 Sq Ft Boulevard Heights Blk 9

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

It is thereupon this 29th day of December, 2025, by the Circuit Court for Prince George's County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 3rd day of March, 2026, and redeem the property with Parcel Identification Number 06-0570432 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

151620 (1-8,1-15,1-22)

LEGALS**ORDER OF PUBLICATION**

COLUMBIA LIENS LLC Plaintiff,
v.
ROBERT A GRESTY REVOC TRUST
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7913 MARLBORO PIKE, DISTRICT HEIGHTS, MD 20747, Parcel No. 06-0535385,

And

ANY UNKNOWN OWNER OF THE PROPERTY 7913 MARLBORO PIKE, DISTRICT HEIGHTS, MD 20747, Parcel No. 06-0535385, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.

Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-25-00726

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0535385 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:

PT PAR 20 FORE STVILLE(894 SF DFR P G CO L14717 F504 01)

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

It is thereupon this 29th day of December, 2025, by the Circuit Court for Prince George's County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 3rd day of March, 2026, and redeem the property with Parcel Identification Number 06-0535385 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

151621 (1-8,1-15,1-22)

LEGALS**ORDER OF PUBLICATION**

COLUMBIA LIENS LLC Plaintiff,
v.
WILLIE M WEAKS
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7326 DONNELL PL UNIT 7326 B3, DISTRICT HEIGHTS, MD 20747, Parcel No. 06-0527580, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.

Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-25-00726

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0527580 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:

7326-UNIT B-3 1,623,0000 Sq Ft & Imps Holly Hill Condo

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

It is thereupon this 29th day of December, 2025, by the Circuit Court for Prince George's County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 3rd day of March, 2026, and redeem the property with Parcel Identification Number 06-0527580 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

151622 (1-8,1-15,1-22)

LEGALS**ORDER OF PUBLICATION**

COLUMBIA LIENS LLC Plaintiff,
v.
MOTIR SERVICES INCORPORATED
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 5408 WOODACRE RD, SUITLAND, MD 20746, Parcel No. 06-0488197,

And

ANY UNKNOWN OWNER OF THE PROPERTY 5408 WOODACRE RD, SUITLAND, MD 20746, Parcel No. 06-0488197, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.

Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-25-00726

LEGALS**ORDER OF PUBLICATION**

COLUMBIA LIENS LLC Plaintiff, v.

DARIAN L MORGAN
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

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 per-
sonal representatives and their or
any of their heirs, devisees, execu-
tors, administrators, grantees, as-
signs or successors in right, title and
interest.

Defendants.

**In the Circuit Court for
Prince George's County, Maryland
Case No. C-16-CV-25-007272**

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following property
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:

5,535.0000 Sq Ft & Imps Hamlet
Wood A Con

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

It is thereupon this 29th day of December, 2025, by the Circuit Court for Prince George's County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 3rd day of March, 2026, and redeem the property with Parcel Identification 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.

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

True Copy—Test:
Mahasin El Amin, Clerk

151628 (1-8-15-1-22)

LEGALS**ORDER OF PUBLICATION**

COLUMBIA LIENS LLC Plaintiff, v.

NATIONAL PHILLPPN CUL
FOUDATN INC
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT
HAVE OR CLAIM TO HAVE ANY
INTEREST IN THE PROPERTY
10501 THORNE DR, FORT WASH-
INGTON, MD 20744, Parcel No. 05-
0337600,

And

ANY UNKNOWN OWNER OF
THE PROPERTY 10501 THORNE
DR, FORT WASHINGTON, MD
20744, Parcel No. 05-0337600, 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.

**In the Circuit Court for
Prince George's County, Maryland
Case No. C-16-CV-25-007274**

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following property
Parcel Identification Number
05-0337600 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:

19,837.0000 Sq Ft Mary-catherine
Est Lot 9 Blk K

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

It is thereupon this 29th day of December, 2025, by the Circuit Court for Prince George's County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 3rd day of March, 2026, and redeem the property with Parcel Identification Number 05-0295899 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

151629 (1-8-15-1-22)

LEGALS**ORDER OF PUBLICATION**

COLUMBIA LIENS LLC Plaintiff, v.

DARNELL TINES
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT
HAVE OR CLAIM TO HAVE ANY
INTEREST IN THE PROPERTY
11703 PISCATAWAY RD, CLINTON,
MD 20735, Parcel No. 05-0295899,

And

ANY UNKNOWN OWNER OF
THE PROPERTY 11703 PISCATA-
WAY RD, CLINTON, MD 20735,
Parcel No. 05-0295899, the unknown
owner's heirs, devisees, and per-
sonal representatives and their or
any of their heirs, devisees, execu-
tors, administrators, grantees, as-
signs or successors in right, title and
interest.

Defendants.

**In the Circuit Court for
Prince George's County, Maryland
Case No. C-16-CV-25-007275**

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following property
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:

(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.

It is thereupon this 29th day of December, 2025, by the Circuit Court for Prince George's County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 3rd day of March, 2026, and redeem the property with Parcel Identification 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

True Copy—Test:
Mahasin El Amin, Clerk

151630 (1-8-15-1-22)

LEGALS**ORDER OF PUBLICATION**

COLUMBIA LIENS LLC Plaintiff, v.

THE CAYARD GROUP LLC
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT
HAVE OR CLAIM TO HAVE ANY
INTEREST IN THE PROPERTY
8320 HOOK LN, UPPER MARL-
BORO, MD 20772, Parcel No. 03-
3669116,

And

ANY UNKNOWN OWNER OF
THE PROPERTY 8320 HOOK LN,
UPPER MARLBORO, MD 20772,
Parcel No. 03-3669116, the unknown
owner's heirs, devisees, and per-
sonal representatives and their or
any of their heirs, devisees, execu-
tors, administrators, grantees, as-
signs or successors in right, title and
interest.

Defendants.

**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 property
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:

4,024.0000 Sq Ft & Imps Malrbor-
ough Condo-

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

It is thereupon this 29th day of December, 2025, by the Circuit Court for Prince George's County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 3rd day of March, 2026, and redeem the property with Parcel Identification Number 03-0221663 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

151631 (1-8-15-1-22)

LEGALS**ORDER OF PUBLICATION**

COLUMBIA LIENS LLC Plaintiff, v.

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
12905 MONROE AVE, FORT
WASHINGTON, MD 20744, Parcel No.
05-0405886,

And

ANY UNKNOWN OWNER OF
THE PROPERTY 12905 MONROE
AVE, FORT WASHINGTON, MD
20744, Parcel No. 05-0405886, the
unknown owner's heirs, devisees,
and personal representatives and
their or any of their heirs, devisees,
executors, administrators, grantees,
assigns or successors in right, title and
interest.

Defendants.

**In the Circuit Court for
Prince George's County, Maryland
Case No. C-16-CV-25-007277**

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following property
Parcel Identification Number
05-0405886 in Prince George's
County, sold by the Collector of
Taxes for Prince George's County
and the State of Maryland to the
plaintiff in this proceeding:

22,552.0000 Sq Ft & Imps Fort Wash-
ington Fo Lot 15 Blk G

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

It is thereupon this 29th day of December, 2025, by the Circuit Court for Prince George's County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 3rd day of March, 2026, and redeem the property with Parcel Identification Number 05-0405886 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

151632 (1-8-15-1-22)

LEGALS**ORDER OF PUBLICATION**

COLUMBIA LIENS LLC Plaintiff, v.

LIFELINE INC
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT
HAVE OR CLAIM TO HAVE ANY
INTEREST IN THE PROPERTY
5632 ANNAPOLIS RD UNIT 7,
BLADENSBURG, MD 20710, Parcel
No. 02-0122689,

And

ANY UNKNOWN OWNER OF
THE PROPERTY 5632 ANNAPOLIS
RD UNIT 7, BLADENSBURG,
MD 20710, Parcel No. 02-0122689,
the unknown owner's heirs, de-
visees, and personal representa-
tives and their or any of their
heirs, devisees, executors, adminis-
trators, grantees, assigns or suc-
cessors in right, title and interest.

Defendants.

**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 property
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 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.

It is thereupon this 30th day of December, 2025, by the Circuit Court for Prince George's County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 3rd day of March, 2026, and redeem the property with Parcel Identification 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

True Copy—Test:
Mahasin El Amin, Clerk

151631 (1-8-15-1-22)

LEGALS**ORDER OF PUBLICATION**

COLUMBIA LIENS LLC Plaintiff, v.

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
5632 ANNAPOLIS RD UNIT 6,
BLADENSBURG, MD 20710, Parcel
No. 02-0122671,

And

ANY UNKNOWN OWNER OF
THE PROPERTY 5632 ANNAPOLIS
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, adminis-
trators, grantees, assigns or suc-
cessors in right, title and interest.

Defendants.

UNIT 6 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.

It is thereupon this 30th day of December, 2025, by the Circuit Court for Prince

LEGALS**ORDER OF PUBLICATION**

COLUMBIA LIENS LLC Plaintiff, v.

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 GUNPOWDER ROAD SPUR, BELTSVILLE, MD 20705, Parcel No. 01-4021424, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.

Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-25-00729

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 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 Blk Z

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

It is thereupon this 30th day of December, 2025, by the Circuit Court for Prince George's County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 3rd day of March, 2026, and redeem the property with Parcel Identification 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, MarylandTrue Copy—Test:
Mahasin El Amin, Clerk

151661 (1-8-1-15.1-22)

LEGALSV. Peter Markuski, Jr.
9101 Cherry Ln #207
Laurel, MD 20708
301-953-7480**NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS**TO ALL PERSONS INTERESTED IN THE ESTATE OF
KAREN V. BLACKWELL

Notice is given that Jovan Ashton, whose address is 2826 Patuxent River Run, Davidsonville, MD 21035, was on December 23, 2025 appointed Personal Representative of the estate of KAREN V. BLACKWELL who died on October 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 29th day of June, 2026.

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.

DANA L BROWN
Personal RepresentativeCERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTYP.O. Box 1729
UPPER MARLBORO, MD 20773-1729151653 Estate No. 139651
(1-8-1-15.1-22)NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRSTO ALL PERSONS INTERESTED IN THE ESTATE OF
WHITSEL JACKSON

AKA: WHITSEL GENE JACKSON

Notice is given that Stephanie Parker, whose address is 3213 Nobility Ct, Waldorf, MD 20603-3777, was on December 29, 2025 appointed Personal Representative of the estate of WHITSEL JACKSON who died on October 31, 2025 with a will.

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

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

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

All persons having 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 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.

(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.

STEPHANIE PARKER
Personal RepresentativeCERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTYP.O. Box 1729
UPPER MARLBORO, MD 20773-1729151654 Estate No. 139813
(1-8-1-15.1-22)NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRSTO ALL PERSONS INTERESTED IN THE ESTATE OF
JARROD WRENFRO COLLIER

Notice is given that Senesta Collier, whose address is 7660 Broadhurst 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 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.

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

(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.

SENESTA COLLIER
Personal RepresentativeCERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTYP.O. Box 1729
UPPER MARLBORO, MD 20773-1729151655 Estate No. 138870
(1-15.1-22)NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRSTO ALL PERSONS INTERESTED IN THE ESTATE OF
RONALD NATHANIEL JACKSON JR

Notice is given that Ronald Jackson, whose address is 5438 Livingston 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 obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

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

(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.

NATALIE JACKSON
Personal RepresentativeCERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTYP.O. Box 1729
UPPER MARLBORO, MD 20773-1729151656 Estate No. 138872
(1-15.1-22)NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRSTO ALL PERSONS INTERESTED IN THE ESTATE OF
RONALD NATHANIEL JACKSON JR

Notice is given that Ronald Jackson, whose address is 5438 Livingston 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 obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

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

(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.

THE ORPHANS' COURT FOR
PRINCE GEORGE'S COUNTY,
MARYLANDP.O. Box 1729
Upper Marlboro, Maryland 20773151657 Estate No. 138054
(1-15.1-22)NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRSTO ALL PERSONS INTERESTED IN THE ESTATE OF
SHARITA DARNIECE CRISTWELL

Notice is given that Sharita Cristwell, whose address is 14201 10th Street, Oxon Hill, MD 20745-2577, was on January 29, 2025 appointed Personal Representative of the estate of SHARITA DARNIECE CRISTWELL, who died on October 16, 2024 without a will.

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

(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.

THE ORPHANS' COURT FOR
PRINCE GEORGE'S COUNTY,
MARYLANDP.O. Box 1729
Upper Marlboro, Maryland 20773151658 Estate No. 138055
(1-15.1-22)NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRSTO ALL PERSONS INTERESTED IN THE ESTATE OF
DONALD B. ALLEN

Notice is given that Donald B. Allen, whose address is 14201 10th Street, Oxon Hill, MD 20745-2577, was on January 29, 2025 appointed Personal Representative of the estate of DONALD B. ALLEN, who died on October 16, 2024 without a will.

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

(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.

THE ORPHANS' COURT FOR
PRINCE GEORGE'S COUNTY,
MARYLANDP.O. Box 1729
Upper Marlboro, Maryland 20773151659 Estate No. 138056
(1-15.1-22)NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRSTO ALL PERSONS INTERESTED IN THE ESTATE OF
MAHASIN EL AMIN

Notice is given that Mahasin El Amin, whose address is 14201 10th Street, Oxon Hill, MD 20745-2577, was on January 29, 2025 appointed Personal Representative of the estate of MAHASIN EL AMIN, who died on October 16, 2024 without a will.

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

(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.

THE ORPHANS' COURT FOR
PRINCE GEORGE'S COUNTY,
MARYLANDP.O. Box 1729
Upper Marlboro, Maryland 20773151660 Estate No. 138057
(1-15.1-22)NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRSTO ALL PERSONS INTERESTED IN THE ESTATE OF
ANTOINETTE BUNKLEY

Notice is given that Antoinette Bunkley, whose address is 2009 Linda Vista Avenue, Pasadena, CA 91103, was on January 29, 2025 appointed Personal Representative of the estate of ANTOINETTE BUNKLEY, who died on November 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.

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

(2) Two months after

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 20745-1444, 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)

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

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 (1-1-8-1-15)

LEGALS

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 (1-1-8-1-15)

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 (1-1-8-1-15)

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 Jernys 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
CLAIREE 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 (1-1-8-1-15)

LEGALS

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 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.

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 (1-1-8-1-15)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS
TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RAYMOND DELILLY

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

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

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

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

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

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

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

MICHELLE BAKER
Personal Representative

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

Estate No. 139608
151588 (1-1-8-1-15)

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

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

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 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 \$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 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 \$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.

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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 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 \$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 aforesaid 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.

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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 aforesaid Deed of Trust. The property is improved by a dwelling.

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$31,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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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 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 \$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

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	1FMCU9GD9KUAA9131
2003	Nissan	Pathfinder	JN8DR09Y33W833555
2014	Infiniti	Q50	JN1BV7AR7EM697427
2020	Mercedes	GLA250	WDCTG4GB0HJ350896
2020	Hyundai	Elantra	5NPD84LF0LH538416
2010	Mercury	Milan	3MEHM0CG7AR645650
2025	Volvo	XC60	YV4M12RJ6S1087855
2022	Ford	F150	1FTVV1EL0NWG15696
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)

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 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

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 Appropriately 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/ 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)

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 forestheightsmd.gov.

151730 (1-15)

LEGALS**NOTICE OF COMMUNITY FORUM
ON THE
PRINCE GEORGES'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. Government's 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)

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)

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)

LEGALS**MECHANIC'S LIEN
SALE**

Freestate Lien & Recovery Inc will sell at public auction the following vehicles / vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George's County Courthouse, 14735 Main Street, specifically at the entrance to the Duvall Wing, Upper Marlboro MD 20772 at 04:00 P.M. on 01/23/2026. 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# CAC0206D898
SHM ANNAPOLIS, LLC
DBA: SAFE HARBOR ANNAPOLIS

519 CHESTER AVE
ANNAPOLIS

LOT# 10838
2001 BAYLINER 24' BOAT
DC# 2384 C
HIN# USCA575KF001
BAY HARBOR MARINA & BOAT
YARD

6029 HERRING BAY RD
DEALE

LOT# 10774
2015 JEEP
VIN# 1C4RJFAG0FC913111

LOT# 10774A
1999 INFINITI
VIN# JNRA05Y4XW046544

LOT# 10776
2006 FORD
VIN# 1FTPW14506K38708

LOT# 10800
2019 MAZDA<br

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	8GS7688 SALSH2E44DA778674
2007 MERCEDES-BENZ	E350	PR1V4T3 WDBUF56X87B088410
2013 NISSAN	PATHTFINDER	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	UGA9114 5XXG14J26MG023029
1999 MAZDA	PROTÉGÉ	JM1B221X0148014
2015 FORD	TRANSIT-150	1FTNE1CM6FKB05859
2005 CHEVROLET	EXPRESS	1GCGG25VX51125096
2016 CHEVROLET	SILVERADO	MD 3FM1084 3GCUKRECOGG252677

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

1995 FORD	F700	1FDMF72JXVA22703
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 WDDJS1EB4FN042503
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	DUKE	JN8AF5MV3FT53632
2016 CHEVROLET	MALIBU	DC FH8101 1G1ZE5T4GF199552

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, 2025, 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 January 16, 2026. The ordinance will take effect on January 25, 2026, unless petitioned to referendum in a manner prescribed by law.

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

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 4721, 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

(1-1,8,1-15)

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.

151566

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

(1-1,8,1-15)

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

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS
TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GRACE BENHAM WEBB

Notice is given that Margaret Webb Arnoult, whose address is 18514 Snowberry Way, Olney, MD 20832, was on November 24, 2025 appointed Personal Representative of the estate of GRACE BENHAM WEBB who died on September 19, 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 24th 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 24th 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.

MARGARET WEBB ARNOULT
Personal Representative

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

Estate No. 139320
151708 (1-15.1-22,1-29)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS
TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOSEPH RODDERICK WALLACE

Notice is given that Jokia Wallace, whose address is 1903 Belle Haven Dr Apt 302, Hyattsville, MD 20785-4054, was on January 5, 2026 appointed Personal Representative of the estate of JOSEPH RODDERICK WALLACE, who died on August 18, 2025 without a will.

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

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

JOKIA WALLACE
Personal Representative

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

Estate No. 139619
151711 (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
GERALDINE PRICE

Notice is given that John Price, whose address is 12500 Hillmeade Station Dr, Bowie, MD 20720-3309, was on January 6, 2026 appointed Personal Representative of the estate of GERALDINE PRICE, who died on December 11, 2025 without a will.

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

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

JOHN PRICE
Personal Representative

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

Estate No. 139874
151712 (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
HENRY A SWANN SR

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