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Legal Record*

LEGALS

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

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BETTY ELAINE RICH

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

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 30th day of June, 2026.

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

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

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

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

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARY JETER SMITH

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

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

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

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

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

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

LEGALS

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

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GARLAND LOUIS JONES

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

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

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

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

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

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

SHARVONNE JONES Personal Representative	
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	
Estate No. 138909	
151715	(1-15,1-22,1-29)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DORSEY J FRAZIER

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

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

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

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

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

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

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

LEGALS

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

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EVELYN G ALSTON

Notice is given that 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 August 25, 2025 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 30th day of April, 2026.

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

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

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

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
STEPHANIE L BRODIE

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

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 2nd day of July, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 2nd day of July, 2026.

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

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

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

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

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

Notice is given that Jennifer Bevin Quigley, whose address is 3503 Annandale Rd, Annandale, VA 22003-1403, was on January 6, 2026 appointed Personal Representative of the estate of BETSY ANNE KATHLEEN QUIGLEY who died on November 13, 2025 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 6th day of July, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 6th day of July, 2026.

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

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

JENNIFER BEVIN QUIGLEY Personal Representative	
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	
Estate No. 139709	
151699	(1-15,1-22,1-29)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

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

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

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 30th day of June, 2026.

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

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

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

JASON HOLLEY Personal Representative	
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	
Estate No. 137548	
151705	(1-15,1-22,1-29)

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LOTTIE REDD

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

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

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

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 29th day of June, 2026.

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

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

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HELGA BELZER

Notice is given that Andrea Muirhead, whose address is 9633 Larchmede Ct, Ellicott City, MD 21042-2366, was on December 30, 2025 appointed Personal Representative of the estate of HELGA BELZER who died on October 22, 2025 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 30th day of June, 2026.

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

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

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

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

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LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
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)

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)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HENRY A SWANN SR

Notice is given that Ryan Swann, whose address is 11064 Martha Way, Fulton, MD 20759-2207, was on January 2, 2026 appointed Personal Representative of the estate of HENRY A SWANN SR, who died on May 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 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.

RYAN SWANN
Personal Representative

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

Estate No. 138570

151713 (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
**REGINALD HARROD
AKA: REGINALD MAURICE HARROD, REGINALD L HARROD**

Notice is given that Stacy Harrod Brown, whose address is 7215 Wessex Dr, Temple Hills, MD 20748-4145, was on December 30, 2025 appointed Personal Representative of the estate of REGINALD HARROD, who died on December 1, 2023 without a will.

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

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

STACY HARROD BROWN
Personal Representative

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

Estate No. 139865

151719 (1-15,1-22,1-29)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BEATRICE NAOMI JUANITA HIERS

Notice is given that Ebony Greer, whose address is 17300 Russet Dr, Bowie, MD 20716-3630, was on December 30, 2025 appointed Personal Representative of the estate of BEATRICE NAOMI JUANITA HIERS, who died on July 30, 2018 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 30th day of June, 2026.

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

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

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

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

EBONY GREER
Personal Representative

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

Estate No. 139820

151720 (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
**DONALD DENT
AKA: DONALD LEE DENT**

Notice is given that India Key, whose address is 3300 Patapsco Pl Unit 9307, Waldorf, MD 20601-4703, was on January 2, 2026 appointed Personal Representative of the estate of DONALD DENT, who died on December 17, 2025 without a will.

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

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

INDIA KEY
Personal Representative

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

Estate No. 139912

151714 (1-15,1-22,1-29)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CLAUDE GORDON MURRELL

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

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 30th day of June, 2026.

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

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

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

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

GLORIA NELSON MURRELL
Personal Representative

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

Estate No. 138388

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

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
FORTUNE ALLEN CAROLINA, JR

Notice is given that Letitia Carolina-Powell, whose address is 8107 River Gate Ln, Bowie, MD 20715, was on December 30, 2025 appointed Personal Representative of the estate of FORTUNE ALLEN CAROLINA, JR, who died on October 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 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.

LETITIA CAROLINA-POWELL
Personal Representative

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

Estate No. 139137

151721 (1-15,1-22,1-29)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ELIZABETH WADE SMITH

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

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 30th day of June, 2026.

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

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

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

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

PATIENCE TAYLOR
Personal Representative

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

Estate No. 138371

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

The Prince George’s Post
Call (301) 627-0900 Fax (301) 627-6260

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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)

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

In The Estate Of:
DAVID HAROLD HINNANT
Estate No.: 128116

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a 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

151697 (1-15,1-22)

LEGALS

NOTICE

Richard E. Solomon
Richard J. Rogers
Michael McKeefery
Christianna Kersey
Kyle Blackstone
Jason Murphy
Owen Hare
Michael Townsend
1099 Winterson Road, Suite 301
Linthicum Heights, MD 21090
Substitute Trustees,
Plaintiffs

vs.

David A. Jennings

AND

Saphina Mary Jennings

16204 Broxburn Lane
Brandywine, MD 20613
Defendants

In the Circuit Court for Prince
George’s County, Maryland
Case No. C-16-CV-25-005106

Notice is hereby given this 14th day of January, 2026, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 16th day of February, 2026, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 16th day of February, 2026.

The Report of Sale states the amount of the foreclosure sale price to be \$475,000.00. The property sold herein is known as 16204 Broxburn Lane, Brandywine, MD 20613.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George’s County, MD
True Copy—Test:
Mahasin El Amin, Clerk
151810 (1-22,1-29,2-5)

TOWN OF UNIVERSITY PARK
CHARTER RESOLUTION
25-CR-01

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

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

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

Suellen M. Ferguson, Esq.
Town Attorney

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

LEGALS

NOTICE

JEREMY K. FISHMAN, et al.

Substitute Trustees
vs.

JANIQUE F. MUCKELVENE
714 Eucla Drive
Waldorf, MD 20601
Defendant

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

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

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

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

LEGALS

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

In The Estate Of:
PETER MUNOH ACHA
Estate No.: 129049

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Courtroom D4010, Upper Marlboro, MD 20773 on **March 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

151773 (1-22,1-29,2-5)

LEGALS

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DOROTHY HUNTER PRINGLE

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

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 6th day of July, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 6th day of July, 2026.

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

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

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

LAGRETA CHERYL PRINGLE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 139145

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

LEGALS

NOTICE

Richard E. Solomon
Richard J. Rogers
Michael McKeefery
Christianna Kersey
Kevin Hildebeidel
Kyle Blackstone
Kathleen Young
1099 Winterson Road, Suite 301
Linthicum Heights, MD 21090
Substitute Trustees,
Plaintiffs

vs.

Chereka Elam, Personal Representative for the Estate of
Arvonzey D Elam
6336 Bentham Drive
Fort Washington, MD 20744
Defendant

In the Circuit Court for Prince
George’s County, Maryland
Case No. C-16-CV-24-000049

Notice is hereby given this 14th day of January, 2026, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 16th day of February, 2026, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 16th day of February, 2026.

The Report of Sale states the amount of the foreclosure sale price to be \$219,000.00. The property sold herein is known as 6336 Bentham Drive, Fort Washington, MD 20744.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George’s County, MD
True Copy—Test:
Mahasin El Amin, Clerk
151811 (1-22,1-29,2-5)

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

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

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

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 30th day of June, 2026.

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

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

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

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

DARNICE M GRAHAM
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 138731

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

ORDER OF PUBLICATION

SANDRA BONILLA
VS.

INGRID AGUILAR YANES,
ET AL.

In the Circuit Court for
Prince George’s County, Maryland
Case Number: C-16-FM-25-008346

ORDERED, ON THIS 13th day of January, 2026, by the Circuit Court for Prince George’s County MD:

That the Defendant, Elmer Isaac Arauz Aguilar, is hereby notified that the Plaintiff, has filed a COMPLAINT FOR CUSTODY AND APPROVAL OF FACTUAL FINDINGS TO PERMIT MINORS’ APPLICATION FOR SPECIAL IMMIGRANT JUVENILE STATUS naming him/her as the defendant and stating that the Defendant’s last known address is: Canton Tihuilotal La Union Del Sur, El Salvador and therefore it is;

ORDERED, that this Order shall be posted at the Court House door in accordance with Maryland Rule 2-122(a)(1), said posting to be completed by the 12th day of February, 2026; and it is further;

ORDERED, that this Order shall be published at least once a week in each of three successive weeks in one or more newspapers of general circulation published in Prince George’s County and provide proof of publication to the Court, and it is further;

ORDERED, said publication to be completed by the 12th day of February, 2026; and it is further;

ORDERED, THAT THE DEFENDANT, ELMER ISAAC ARAUZ AGUILAR, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 14th day of March, 2026, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DEFAULT.

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

True Copy—Test:
Mahasin El Amin, Clerk

151740 (1-22,1-29,2-5)

LEGALS

Gabrielle Rachuba, Esquire
Whiteford, Taylor & Preston LLP
8830 Standford Blvd, Suite 400
Columbia, MD 21045
410-884-2439

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**WILLIAM MATTHEW MANICO
AKA: WILLIAM M. MANICO**

Notice is given that Andi Galvin-Manico, whose address is 2800 Wisconsin Ave NW, Apt 104, Washington, DC 20007, was on January 13, 2026 appointed Personal Representative of the estate of WILLIAM MATTHEW MANICO aka WILLIAM M. MANICO, who died on November 8, 2025 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 13th 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 13th 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.

ANDI GALVIN-MANICO
Personal Representative

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

Estate No. 140101
151801 (1-22,1-29,2-5)

SUMMONS BY PUBLICATION,
CARE AND PROTECTION,
TERMINATION OF PARENTAL
RIGHTS

Trial Court of Massachusetts Juvenile Court Department, COMMONWEALTH OF MASSACHUSETTS, Worcester County Juvenile Court, 225 Main Street, Worcester, MA 01571.
508-831-2000

DOCKET NUMBER:
25CP0322WC

TO: Father of Michael Joseph Willett:

A petition has been presented to this court by Department of Children and Families, seeking, as to the following child, **Michael J Willett**, that said child be found in need of care and protection and committed to the Department of Children and Families. The court may dispense the rights of the person(s) named herein to receive notice of or to consent to any legal proceeding affecting the adoption, custody, or guardianship or any other disposition of the child named herein, if it finds that the child is in need of care and protection and that the best interests of the child would be served by said disposition.

You are hereby ORDERED to appear in this court, at the court address set forth above, on the following date and time: **03/12/2026 at 08:30 AM Status Hearing**

You may bring an attorney with you. If you have a right to an attorney and if the court determines that you are indigent, the court will appoint an attorney to represent you.

If you fail to appear, the court may proceed on that date and any date thereafter to a trial on the merits and adjudication of this matter.

For further information call the Office of the Clerk-Magistrate at 508-831-2000.

WITNESS: Hon. Mary Beth Keating

FIRST JUSTICE, DATE ISSUED:
01/12/2026, Brendan J. Moran,
Clerk-Magistrate

151743 (1-22,1-29,2-5)

Michelle Bell
Chen, LLC
9701 Apollo Drive, Suite 381
Largo, Maryland 20774
240-230-3632

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MICHAEL EUGENE YOUNGER

Notice is given that Sakai Younger, whose address is 7125 Rock Ridge Lane, Alexandria, VA 22315, was on January 6, 2026 appointed Personal Representative of the estate of MICHAEL EUGENE YOUNGER, who died on February 22, 2025 without a will.

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

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

SAKAI YOUNGER
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 138952

151800 (1-22,1-29,2-5)

LEGALS

Robert E. Richards
11253-B Lockwood Drive
Silver Spring, MD 20901
301-593-6220

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DAVID THOMAS FAIR

Notice is given that Maryann J. Fair, whose address is 2511 Hughes Road, Adelphi, MD 20783, was on January 2, 2026 appointed Personal Representative of the estate of DAVID THOMAS FAIR, who died on April 2, 2025 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 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, except if the decedent died before October 1, 1992, nine 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.

MARYANN J. FAIR
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 137682

151802 (1-22,1-29,2-5)

T H E P R I N C E
G E O R G E ’ S P O S T
N E W S P A P E R
C A L L 3 0 1 - 6 2 7 - 0 9 0 0
E M A I L : B B O I C E @ P G P O S T . C O M
W E B S I T E : P G P O S T . C O M

LEGALS

County Executive Hearing

The County Executive

of

Prince George’s County, Maryland

NOTICE OF PUBLIC HEARING

ON THE

PROPOSED FISCAL YEAR 2027 BUDGET

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

The Public Hearings on this proposal will be held on:

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

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

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

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

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

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

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

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

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

BY ORDER OF THE PRINCE GEORGE’S COUNTY EXECUTIVE

HONORABLE AISHA N. BRAVEBOY
County Executive

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

LEGALS

COUNTY COUNCIL HEARINGS

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

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

11:00 A.M.

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

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

Dr. Gerald T. Folson	Appointment Replacing: Melanie Barr-Brooks Term Expiration: 12/01/2027
Ms. Lori Mari Matthews	Appointment Replacing: Vacant Term Expiration: 12/01/2026

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

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

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

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

ATTEST:
Donna J. Brown
Clerk of the Council

151737 (1-15,1-22)

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County
Since 1932

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: 2/2/2026.

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

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

2021	INFINITI	Q50	JN1EV7BR6MM751536
2013	FORD	EXPEDITION	1FMJK2A51DEF33094
2003	HONDA	ODYSSEY	5FNRL18693B025059

ABANDONED TRAILER
MID-ATLANTIC UTILITY WOODEN TRAILER
LOCATION:
7919 Parston Dr, Forestville, MD 20747



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

2008	TRAILER	WABASH	ME	26TLR85375	1JJV532W08L116052
2009	HYUNDAI	GENESIS	MD	9EB5157	KMHGC46E29U042560
2003	HONDA	CRV			SHSRD684X3U102653
2010	DODGE	GRAND	MD	47591M8	2D4RN4DE3AR123534
		CARAVAN			
2015	MERCEDES BENZ	ML350	WV	DUC242447	4JGDA5HBXFA503146

ABANDONED TRAILER AND BOAT
WHITE THROPHY PRO WALKAROUND FISHING BOAT ON A
LOADRITE TRAILER. BOAT WITH TAG# MD 4099CD AND THE
WORD ACORD I.
LOCATION:
8501 Mike Shapiro Dr, Clinton, MD 20735



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

2003	FORD	E350	MD	3GP6022	1FDWE35L63HB72728
2014	CATERPILLAR	CF7AA	MD	E72728D	3HTJG1KT6EN780306
2001	FORD	E-450	VA	SWX4513	1FDXE45S01HB19585
2016	TOYOTA	CAMRY	MD	7EW5543	4T1BF1FK4GU233867

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

2008	CADILLAC	ESCALADE	MD	3DL2332	1GYFK63858R188069
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J&L TOWING AND RECOVERY
8225 GREY EAGLE DRIVE
UPPER MARLBORO, MD 20772
301-574-0065

2003	LAND ROVER	RANGE ROVER	VA	41585X	SALME11413A125056
2001	OLDSMOBILE	ALERO	VA	TEW8912	1G3NK52T91C282935

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

2006	LEXUS	ES300			JTHCH96SX60008424
2010	MAZDA	3			JM1BL1SF6A1346203
2002	CADILLAC	ESCALADE	VA	TBC2427	1GYEK63N22R180472
2011	DODGE	CARAVAN	VA	UHH1021	2D4RN3DG4BR650866

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

1998	CHEVROLET	1500			1GBFG15R5W1023896
2005	FORD	E250	MD	28251CM	1FTNE24W65HA34406
2016	CHEVROLET	SONIC	MD	2FR3037	1G1JC6SH0G4104159
2014	CHEVROLET	EQUINOX	MD	5FL7605	2GNFLEEK5E6112372
2005	NISSAN	ARMADA	AR	EX67431	5N1AA08B15N707234
2010	NISSAN	VERSA	IL	DS73787	3N1CC1AP9AL422684

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

2010	JEEP	LIBERTY	VA	TJK5882	1J4PN5GK2AW151855
2006	INFINITI	M45	VA	TDS5290	JNKBY01E06M204941

151813 (1-22)

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: 2/3/2026.

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

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

2007	BMW	X3	VA	TBW2863	WBXPC93477WF04809
2023	HYUNDAI	KONA	MD	3FL3040	KM8K23AG3PU191606
1996	PONTIAC	FIREBIRD	VA	TKX4238	2G2FV22P2T2206249
2011	HONDA	ACCORD	VA	TCV5370	1HGCP2F47BA043683
2012	NISSAN	MAXIMA	MD	4EC8020	1N4AA5AP5C849897
2007	MERCURY	MOUNTAINEER	VA	TAW3755	4M2EU47E87UJ08057

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

2008	KIA	SPECTRA	VA	TEV3208	KNAFE121185579115
2013	NISSAN	MAXIMA	VA	TKX3810	1N4AA5AP1DC836811

151814 (1-22)

LEGALS

NOTICE OF INTENT TO DISPOSE OF
IMPOUNDED VEHICLES

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

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

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

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

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

YEAR	MAKE	MODEL	VIN
2016	Infiniti	Q50	1N4AL21E99N458837
2011	Chevy	Suburban	1GNSKKE30BR120906
2019	Toyota	Camry	4T1B11HKXKU240343
2004	Toyota	Camry	4T1BA32K94U008291
2005	Nissan	Sentra	3N1CB51D55L498117
2017	Honda	Civic	19XFC1F34HE213710
1998	Lexus	GS	JT8BD68S9W0032474
2009	Mercedes	E300	WDBUF87X69B378860

151812 (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

2908 CITRUS LANE
UPPER MARLBORO, MD 20774

By authority contained in a Deed of Trust dated August 7, 2002 and recorded in Liber 17360, Folio 729, modified by Loan Modification Agreement recorded on April 1, 2015, at Liber No. 36835, Folio 531, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$237,500.00, and an interest rate of 4.625%, 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

FEBRUARY 10, 2026 AT 11:30 AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$20,000.00 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., Sub. Trustees
Substitute Trustees

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

151815 (1-22,1-29,2-5)

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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 afore-said Deed of Trust. The property is improved by a dwelling.

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

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

Richard E. Solomon, et al.,
Substitute Trustees

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

151731 (1-15,1-22,1-29)

LEGALS

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED
REAL PROPERTY

919 NOVA AVENUE
CAPITOL HEIGHTS, MD 20743

By authority contained in a Deed of Trust dated January 12, 2018 and recorded in Liber 40502, Folio 102, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$223,870.00, and an interest rate of 4.250%, 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

FEBRUARY 10, 2026 AT 11:30 AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$19,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo / HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

Richard E. Solomon, et al.,
Substitute Trustees

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

151745 (1-22,1-29,2-5)

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LEGALS

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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 afore-said Deed of Trust. The property is improved by a dwelling.

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

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

Richard E. Solomon, et al.,
Substitute Trustees

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

151732 (1-15,1-22,1-29)

LEGALS

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on May 16, 2007, a certain Deed of Trust was executed by Wilma S. Osborne, and Estate of Wilma S Osborne as Grantor(s) in favor of 1st Mariner Bank as Beneficiary, and Millard S. Rubenstein as Trustee(s), and was recorded on June 15, 2007, in Book 28087, Page 279 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 July 21, 2015, and recorded on August 17, 2015, in Book 37328, Page 347, 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 September 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 December 17, 2025 is \$367,057.28; 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 February 10, 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: 1153 Booker Drive, Capital Heights, MD 20743

Tax ID: 18-2075745

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 \$367,057.28.

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 \$37,000.00 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 \$37,000.00 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 fail-

LEGALS

ure. 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: December 19, 2025

Cohn, Goldberg & Deutsch, LLC
Foreclosure Commissioner

BY: Richard E. Solomon
Richard E. Solomon A15#9112190178
Cohn, Goldberg & Deutsch, LLC
1099 Winterson Road, Suite 301
Linthicum Heights, MD 21090
(410) 296-2550

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

EXHIBIT “A”
Legal Description

All that piece or parcel of improved land situate, lying and being in the 18th Election District of Prince George’s County, State of Maryland, described as follows to wit:

Lot 34, in Block G, of “Booker T. Homes,” as per plat thereof recorded in Plat Book W.W.W. 20 at plat 79, one of the land records of Prince George’s County, Maryland; being in the 18th Election District.

Subject to building restriction line of record.

The improvements thereon being commonly known as 1153 Booker Drive, Maryland 20743.

Being the same lot or parcel of ground which by Deed Dated August 4, 1993 and Recorded among the Land Records of Prince George’s County in Liber 8950 Folio 697, was granted and conveyed by Wilma S. Osborne and Robert A. Osborne, joint tenants, unto Wilma S. Osborne.

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

151744 (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

17100 SWEETGUM COURT
ACCOKEEK, MD 20607

By authority contained in a Deed of Trust dated April 28, 2017 and recorded in Liber 39566, Folio 299, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$634,880.00, and an interest rate of 3.375%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

FEBRUARY 3, 2026 AT 11:30 AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$55,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo / HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

Richard E. Solomon, et al.,
Substitute Trustees

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

151733 (1-15,1-22,1-29)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LAWRENCE Z GARRISON

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

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

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

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 29th day of June, 2026.

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

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

LAWRENCE L GARRISON
Personal Representative

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

Estate No. 139863

151656 (1-8,1-15,1-22)

LEGALS

NOTICE

DIANA THEOLOGOU, ET AL
Substitute Trustees
Plaintiffs

vs.

ESTATE OF ETTA CYNTHIA
LUCAS, ET. AL.

Defendant(s)

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

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

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

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

True Copy—Test:
Mahasin El Amin, Clerk

151672 (1-15,1-22,1-29)



LEGALS

PRINCE GEORGE'S COUNTY
GOVERNMENT

BOARD OF LICENSE
COMMISSIONERS

NOTICE OF
PUBLIC HEARING

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

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

Class B, BH, BLX, CI, DD, BCE, AE, B(EC), Beer, Wine and Liquor License, Class B, ECF/D5, Beer, Wine and Liquor - On Sale; Class B, BW, (GC), (DH), Beer and Wine; Class B, RD, Liquor License, all Class C Licenses/On Sale, Class D(NH), Beer and Wine

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

BOARD OF LICENSE COMMISSIONERS

Attest:
Terence Sheppard
Director
January 7, 2026

151729 (1-15,1-22)

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. 139292

151652 (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:
NEPTUNE YACEINTHE**
Estate No.: 137298

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **February 26, 2026 at 10:30 A.M.**

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

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

151685 (1-15,1-22)

LEGALS

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
NELLIE R. BEST**
Estate No.: 137540

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **March 4, 2026 at 10:30 A.M.**

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

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

151690 (1-15,1-22)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LISA MARY MARTIN

Notice is given that Mario Zometa Martinez, whose address is 4711 Ravenswood Rd, Riverdale, MD 20737, was on January 13, 2026 appointed Personal Representative of the estate of LISA MARY MARTIN, who died on October 8, 2025 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 13th 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 13th 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.

MARIO ZOMETA MARTINEZ
Personal Representative

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

Estate No. 139200

151787 (1-22,1-29,2-5)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

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

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

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

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

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

151686 (1-15,1-22)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
TOMMIE T. BROADWATER, JR.**
Estate No.: 138039

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **February 25, 2026 at 10:30 A.M.**

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

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

151691 (1-15,1-22)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LARRY J FALGOUST

Notice is given that JOHN MACBRYDE, whose address is 38950 Hollybank Dr, Mechanicsville, MD 20659-4363, was on January 13, 2026 appointed Personal Representative of the estate of LARRY J FALGOUST, who died on April 23, 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 13th 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 13th 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 MACBRYDE
Personal Representative

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

Estate No. 139902

151788 (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:
MAME ISSA MBODJI**
Estate No.: 138343

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

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

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

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

151687 (1-15,1-22)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
NGURKUNGI DARRIKHUMA**
Estate No.: 138115

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

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

151692 (1-15,1-22)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOAN B CORNETT

Notice is given that Douglas Cornett, whose address is 6716 Knollbrook Dr, Hyattsville, MD 20783-3036, was on January 12, 2026 appointed Personal Representative of the estate of JOAN B CORNETT, who died on November 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 12th 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 12th 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.

DOUGLAS CORNETT
Personal Representative

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

Estate No. 139830

151789 (1-22,1-29,2-5)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

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

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **March 4, 2026 at 10:30 A.M.**

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

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

151688 (1-15,1-22)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
JOAN LYNN WICKER**
Estate No.: 137160

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

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

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

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

151684 (1-15,1-22)

Proudly Serving

Prince George's County

Since 1932

LEGALS		LEGALS		LEGALS	
ORDER OF PUBLICATION		ORDER OF PUBLICATION		ORDER OF PUBLICATION	
COLUMBIA LIENS LLC	Plaintiff,	COLUMBIA LIENS LLC	Plaintiff,	COLUMBIA LIENS LLC	Plaintiff,
v.		v.		v.	
DARIAN L MORGAN Prince George’s County, Maryland Occupant Unknown Owners		NATIONAL PHILLPPN CUL FOUNDATN INC Prince George’s County, Maryland Occupant Unknown Owners		REGINA HOWARD AND CHARLES RIDLEY Prince George’s County, Maryland Occupant Unknown Owners	
ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 4416 BLUE HERON WAY UNIT 4416, BLADENSBURG, MD 20710, Parcel No. 02-3245339		ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 11703 PISCATAWAY RD, CLINTON, MD 20735, Parcel No. 05-0295899,		ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 8320 HOOK LN, UPPER MARLBORO, MD 20772, Parcel No. 03-3669116,	
And		And		And	
ANY UNKNOWN OWNER OF THE PROPERTY 4416 BLUE HERON WAY UNIT 4416, BLADENSBURG, MD 20710, Parcel No. 02-3245339, the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, execu- tors, administrators, grantees, as- signs or successors in right, title and interest.		ANY UNKNOWN OWNER OF THE PROPERTY 11703 PISCAT- AWAY RD, CLINTON, MD 20735, Parcel No. 05-0295899, the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, execu- tors, administrators, grantees, as- signs or successors in right, title and interest.		ANY UNKNOWN OWNER OF THE PROPERTY 8320 HOOK LN, UPPER MARLBORO, MD 20772, Parcel No. 03-3669116, the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, execu- tors, administrators, grantees, as- signs or successors in right, title and interest.	
Defendants.		Defendants.		Defendants.	
In the Circuit Court for Prince George’s County, Maryland Case No. C-16-CV-25-007272		In the Circuit Court for Prince George’s County, Maryland Case No. C-16-CV-25-007275		In the Circuit Court for Prince George’s County, Maryland Case No. C-16-CV-25-007276	
The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop- erty Parcel Identification Number 02-3245339 in Prince George’s County, sold by the Collector of Taxes for Prince George’s County and the State of Maryland to the plaintiff in this proceeding:		The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop- erty Parcel Identification Number 05-0295899 in Prince George’s County, sold by the Collector of Taxes for Prince George’s County and the State of Maryland to the plaintiff in this proceeding:		The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop- erty Parcel Identification Number 03-3669116 in Prince George’s County, sold by the Collector of Taxes for Prince George’s County and the State of Maryland to the plaintiff in this proceeding:	
5,535.0000 Sq Ft & Imps Hamlet Wood A Con		19,837.0000 Sq Ft Mary-catherine Est Lot 9 Blk K		(NEW FR 0191981 STR 05) 6.9900 Acres.	
The Complaint states, among other things, that the amounts nec- essary for redemption have not been paid.		The Complaint states, among other things, that the amounts nec- essary for redemption have not been paid.		The Complaint states, among other things, that the amounts nec- essary for redemption have not been paid.	
It is thereupon this 29th day of De- cember, 2025, by the Circuit Court for Prince George’s County, That notice be given by the insertion of a copy of this order in some newspa- per having a general circulation in Prince George’s County once a week for 3 successive weeks, warn- ing all persons interested in the property to appear in this Court by the 3rd day of March, 2026, and re- deem the property with Parcel Iden- tification Number 02-3245339 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.		It is thereupon this 29th day of De- cember, 2025, by the Circuit Court for Prince George’s County, That notice be given by the insertion of a copy of this order in some newspa- per having a general circulation in Prince George’s County once a week for 3 successive weeks, warn- ing all persons interested in the property to appear in this Court by the 3rd day of March, 2026, and re- deem the property with Parcel Iden- tification Number 05-0337600 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.		It is thereupon this 29th day of De- cember, 2025, by the Circuit Court for Prince George’s County, That notice be given by the insertion of a copy of this order in some newspa- per having a general circulation in Prince George’s County once a week for 3 successive weeks, warn- ing all persons interested in the property to appear in this Court by the 3rd day of March, 2026, and re- deem the property with Parcel Iden- tification Number 03-3669116 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.	
MAHASIN EL AMIN Clerk of the Circuit Court for Prince George’s County, Maryland		MAHASIN EL AMIN Clerk of the Circuit Court for Prince George’s County, Maryland		MAHASIN EL AMIN Clerk of the Circuit Court for Prince George’s County, Maryland	
True Copy—Test: Mahasin El Amin, Clerk		True Copy—Test: Mahasin El Amin, Clerk		True Copy—Test: Mahasin El Amin, Clerk	
151628 (1-8,1-15,1-22)		151630 (1-8,1-15,1-22)		151631 (1-8,1-15,1-22)	

LEGALS		LEGALS		LEGALS	
ORDER OF PUBLICATION		ORDER OF PUBLICATION		ORDER OF PUBLICATION	
COLUMBIA LIENS LLC	Plaintiff,	COLUMBIA LIENS LLC	Plaintiff,	COLUMBIA LIENS LLC	Plaintiff,
v.		v.		v.	
HEBER U GABRIEL MIRANDA & ARIEL E GABRIEL MIRANDA Prince George’s County, Maryland Occupant Unknown Owners		PETER A & OMOBOLANLE T MAKINDE Prince George’s County, Maryland Occupant Unknown Owners		ABUNDANT LIFE LLC Prince George’s County, Maryland Occupant Unknown Owners	
ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 6011 EMERSON ST UNIT 613, BLADENSBURG, MD 20710, Parcel No. 02-0183723,		ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 5632 ANNAPOLIS RD UNIT 9, BLADENSBURG, MD 20710, Parcel No. 02-0128553,		ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 5632 ANNAPOLIS RD UNIT 6, BLADENSBURG, MD 20710, Parcel No. 02-0122671,	
And		And		And	
ANY UNKNOWN OWNER OF THE PROPERTY 6011 EMERSON ST UNIT 613, BLADENSBURG, MD 20710, Parcel No. 02-0183723, the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.		ANY UNKNOWN OWNER OF THE PROPERTY 5632 ANNAPO- LIS RD UNIT 9, BLADENSBURG, MD 20710, Parcel No. 02-0122705, the unknown owner’s heirs, de- visees, and personal representa- tives and their or any of their heirs, devisees, executors, administra- tors, administrators, grantees, assigns or successors in right, title and interest.		ANY UNKNOWN OWNER OF THE PROPERTY 5632 ANNAPO- LIS RD UNIT 6, BLADENSBURG, MD 20710, Parcel No. 02-0122671, the unknown owner’s heirs, de- visees, and personal representa- tives and their or any of their heirs, devisees, executors, administra- tors, administrators, grantees, assigns or successors in right, title and interest.	
Defendants.		Defendants.		Defendants.	
In the Circuit Court for Prince George’s County, Maryland Case No. C-16-CV-25-007282		In the Circuit Court for Prince George’s County, Maryland Case No. C-16-CV-25-007294		In the Circuit Court for Prince George’s County, Maryland Case No. C-16-CV-25-007295	
The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop- erty Parcel Identification Number 02-0183723 in Prince George’s County, sold by the Collector of Taxes for Prince George’s County and the State of Maryland to the plaintiff in this proceeding:		The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop- erty Parcel Identification Number 02-0122705 in Prince George’s County, sold by the Collector of Taxes for Prince George’s County and the State of Maryland to the plaintiff in this proceeding:		The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop- erty Parcel Identification Number 02-0122689 in Prince George’s County, sold by the Collector of Taxes for Prince George’s County and the State of Maryland to the plaintiff in this proceeding:	
UNIT 613		UNIT 9 4,414.0000 Sq.Ft. & Imps Annapolis Road Med		UNIT 7 4,860.0000 Sq.Ft. & Imps Annapolis Road Med	
The Complaint states, among other things, that the amounts nec- essary for redemption have not been paid.		The Complaint states, among other things, that the amounts nec- essary for redemption have not been paid.		The Complaint states, among other things, that the amounts nec- essary for redemption have not been paid.	
It is thereupon this 29th day of De- cember, 2025, by the Circuit Court for Prince George’s County, That notice be given by the insertion of a copy of this order in some newspa- per having a general circulation in Prince George’s County once a week for 3 successive weeks, warn- ing all persons interested in the property to appear in this Court by the 3rd day of March, 2026, and re- deem the property with Parcel Iden- tification Number 02-0183723 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.		It is thereupon this 30th day of De- cember, 2025, by the Circuit Court for Prince George’s County, That notice be given by the insertion of a copy of this order in some newspa- per having a general circulation in Prince George’s County once a week for 3 successive weeks, warn- ing all persons interested in the property to appear in this Court by the 3rd day of March, 2026, and re- deem the property with Parcel Iden- tification Number 02-0122705 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.		It is thereupon this 30th day of De- cember, 2025, by the Circuit Court for Prince George’s County, That notice be given by the insertion of a copy of this order in some newspa- per having a general circulation in Prince George’s County once a week for 3 successive weeks, warn- ing all persons interested in the property to appear in this Court by the 3rd day of March, 2026, and re- deem the property with Parcel Iden- tification Number 02-0122689 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.	
MAHASIN EL AMIN Clerk of the Circuit Court for Prince George’s County, Maryland		MAHASIN EL AMIN Clerk of the Circuit Court for Prince George’s County, Maryland		MAHASIN EL AMIN Clerk of the Circuit Court for Prince George’s County, Maryland	
True Copy—Test: Mahasin El Amin, Clerk		True Copy—Test: Mahasin El Amin, Clerk		True Copy—Test: Mahasin El Amin, Clerk	
151634 (1-8,1-15,1-22)		151657 (1-8,1-15,1-22)		151658 (1-8,1-15,1-22)	

ORDER OF PUBLICATION		ORDER OF PUBLICATION		ORDER OF PUBLICATION	
COLUMBIA LIENS LLC	Plaintiff,	COLUMBIA LIENS LLC	Plaintiff,	COLUMBIA LIENS LLC	Plaintiff,
v.		v.		v.	
TERENCE L & DEBORAH D P BELL Prince George’s County, Maryland Occupant Unknown Owners		PETER A & OMOBOLANLE T MAKINDE Prince George’s County, Maryland Occupant Unknown Owners		ABUNDANT LIFE LLC Prince George’s County, Maryland Occupant Unknown Owners	
ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 6905 DECATUR PL, HY- ATTSVILLE, MD 20784, Parcel No. 02-0128553,		ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 5632 ANNAPOLIS RD UNIT 9, BLADENSBURG, MD 20710, Parcel No. 02-0122705,		ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 5632 ANNAPOLIS RD UNIT 6, BLADENSBURG, MD 20710, Parcel No. 02-0122671,	
And		And		And	
ANY UNKNOWN OWNER OF THE PROPERTY 6905 DECATUR PL, HYATTSVILLE, MD 20784, Parcel No. 02-0128553, the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, execu- tors, administrators, grantees, as- signs or successors in right, title and interest.		ANY UNKNOWN OWNER OF THE PROPERTY 5632 ANNAPO- LIS RD UNIT 9, BLADENSBURG, MD 20710, Parcel No. 02-0122705, the unknown owner’s heirs, de- visees, and personal representa- tives and their or any of their heirs, devisees, executors, administra- tors, administrators, grantees, assigns or successors in right, title and interest.		ANY UNKNOWN OWNER OF THE PROPERTY 5632 ANNAPO- LIS RD UNIT 6, BLADENSBURG, MD 20710, Parcel No. 02-0122671, the unknown owner’s heirs, de- visees, and personal representa- tives and their or any of their heirs, devisees, executors, administra- tors, administrators, grantees, assigns or successors in right, title and interest.	
Defendants.		Defendants.		Defendants.	
In the Circuit Court for Prince George’s County, Maryland Case No. C-16-CV-25-007283		In the Circuit Court for Prince George’s County, Maryland Case No. C-16-CV-25-007294		In the Circuit Court for Prince George’s County, Maryland Case No. C-16-CV-25-007296	
The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop- erty Parcel Identification Number 02-0128553 in Prince George’s County, sold by the Collector of Taxes for Prince George’s County and the State of Maryland to the plaintiff in this proceeding:		The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop- erty Parcel Identification Number 02-0122705 in Prince George’s County, sold by the Collector of Taxes for Prince George’s County and the State of Maryland to the plaintiff in this proceeding:		The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop- erty Parcel Identification Number 02-0122671 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:	
7,991.0000 Sq.Ft. Woodlawn Lot 16 Blk 15		UNIT 9 4,414.0000 Sq.Ft. & Imps Annapolis Road Med		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.		The Complaint states, among other things, that the amounts nec- essary for redemption have not been paid.		The Complaint states, among other things, that the amounts nec- essary for redemption have not been paid.	
It is thereupon this 29th day of De- cember, 2025, by the Circuit Court for Prince George’s County, That notice be given by the insertion of a copy of this order in some newspa- per having a general circulation in Prince George’s County once a week for 3 successive weeks, warn- ing all persons interested in the property to appear in this Court by the 3rd day of March, 2026, and re- deem the property with Parcel Iden- tification Number 02-0128553 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.		It is thereupon this 30th day of De- cember, 2025, by the Circuit Court for Prince George’s County, That notice be given by the insertion of a copy of this order in some newspa- per having a general circulation in Prince George’s County once a week for 3 successive weeks, warn- ing all persons interested in the property to appear in this Court by the 3rd day of March, 2026, and re- deem the property with Parcel Iden- tification Number 02-0122705 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.		It is thereupon this 30th day of De- cember, 2025, by the Circuit Court for Prince George’s County, That notice be given by the insertion of a copy of this order in some newspa- per having a general circulation in Prince George’s County once a week for 3 successive weeks, warn- ing all persons interested in the property to appear in this Court by the 3rd day of March, 2026, and re- deem the property with Parcel Iden- tification Number 02-0122671 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.	
MAHASIN EL AMIN Clerk of the Circuit Court for Prince George’s County, Maryland		MAHASIN EL AMIN Clerk of the Circuit Court for Prince George’s County, Maryland		MAHASIN EL AMIN Clerk of the Circuit Court for Prince George’s County, Maryland	
True Copy—Test: Mahasin El Amin, Clerk		True Copy—Test: Mahasin El Amin, Clerk		True Copy—Test: Mahasin El Amin, Clerk	
151635 (1-8,1-15,1-22)		151670 (1-8,1-15,1-22)		151699 (1-8,1-15,1-22)	

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

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

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty Parcel Identification Number
01-4021424 in Prince George’s
County, sold by the Collector of
Taxes for Prince George’s County
and the State of Maryland to the
plaintiff in this proceeding:

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

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

It is thereupon this 30th day of De-
cember, 2025, by the Circuit Court
for Prince George’s County, That
notice be given by the insertion of a
copy of this order in some newspa-
per having a general circulation in
Prince George’s County once a
week for 3 successive weeks, warn-
ing all persons interested in the
property to appear in this Court by
the 3rd day of March, 2026, and re-
deem the property with Parcel Iden-
tification Number 01-4021424 and
answer the complaint or thereafter
a final judgment will be entered
foreclosing all rights of redemption
in the property, and vesting in the
plaintiff a title, free and clear of all
encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk

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

LEGALS

ORDER OF PUBLICATION

COLUMBIA LIENS LLC
Plaintiff,
v.

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

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

And

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

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

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty Parcel Identification Number
01-0075523 in Prince George’s
County, sold by the Collector of
Taxes for Prince George’s County
and the State of Maryland to the
plaintiff in this proceeding:

UNIT 1-YOU 304 1,781.0000 Sq.Ft &
Imps. Maryland Farms Con

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

It is thereupon this 30th day of De-
cember, 2025, by the Circuit Court
for Prince George’s County, That
notice be given by the insertion of a
copy of this order in some newspa-
per having a general circulation in
Prince George’s County once a
week for 3 successive weeks, warn-
ing all persons interested in the
property to appear in this Court by
the 3rd day of March, 2026, and re-
deem the property with Parcel Iden-
tification Number 01-0075523 and
answer the complaint or thereafter
a final judgment will be entered
foreclosing all rights of redemption
in the property, and vesting in the
plaintiff a title, free and clear of all
encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk

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

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARY L PEACE

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

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

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

All persons having any objection to
the probate of the will of the deced-
ent shall file their objections with
the Register of Wills on or before the
29th day of June, 2026.

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

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

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

DANA L BROWN
Personal Representative

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

Estate No. 139651
151653 (1-8,1-15,1-22)

V. Peter Markuski, Jr.
Goozman, Bernstein & Markuski
9101 Cherry Lane #207
Laurel, MD 20708
301-953-1339

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GLADYS OLIVIA MILLER

Notice is given that Carolyn Miller,
whose address is 8115 Muirkirk
Road, Beltsville, MD 20705, was on
December 23, 2025 appointed Per-
sonal Representative of the estate of
GLADYS OLIVIA MILLER who
died on October 22, 2025 with a will.

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

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

All persons having any objection to
the probate of the will of the deced-
ent shall file their objections with
the Register of Wills on or before the
23rd day of June, 2026.

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

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

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

CAROLYN MILLER
Personal Representative

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

Estate No. 139801
151650 (1-8,1-15,1-22)

PRINCE GEORGE’S COUNTY
GOVERNMENT

Board of License
Commissioners

(Liquor Control Board)

REGULAR SESSION

JANUARY 27, 2026

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

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

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

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

NEW – CLASS B, BEER, WINE
AND LIQUOR

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

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

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

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

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

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

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

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

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

A virtual hearing will be held via
Zoom at 10:00 a.m. on Tuesday, Jan-
uary 27, 2026. If you would like to
attend, the link to the virtual hear-
ing will be available one week
prior on the BOLC’s website at
<http://bolc.mypgc.us>, or you may
email BLC@co.pg.md.us to request
the link. Letters of Support or Op-
positions should be submitted to
our office at least 5 days prior to
the day of the hearing. Additional
information may be obtained by
contacting the Board’s Office at
301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest:
Terence Sheppard
Director
January 7, 2026

151728 (1-15,1-22)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LILLIE MAE JEFFERIS

Notice is given that Charles Jef-
feris Jr., whose address is 708 Au-
drey Ln, Oxon Hill, MD 20745-2648,
was on December 30, 2025 ap-
pointed Personal Representative of
the estate of LILLIE MAE JEFFERIS,
who died on November 2, 2025
without a will.

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

All interested persons or unpaid
claimants having any objection to
the appointment of the personal
representative shall file their objec-
tion with the Register of Wills on or
before the 30th day of June, 2026.

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

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

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

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

CHARLES JEFFERIS JR.
Personal Representative

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

Estate No. 139802
151723 (1-15,1-22,1-29)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

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

Notice is given that Nataleigh
Jackson, whose address is 5438 Liv-
ingston Ter, Oxon Hill, MD 20745-
2577, was on January 29, 2025
appointed Personal Representative
of the estate of RONALD
NATHANIEL JACKSON JR, who
died on October 16, 2024 without a
will.

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

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

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

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

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

NATALEIGH JACKSON
Personal Representative

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

Estate No. 135896
151724 (1-15,1-22,1-29)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

In The Estate Of:
ELFRIEDE FORRESTER
AKA ELFRIEDE P. FORRESTER
Estate No.: 137257

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the
above estate:

You are hereby notified that a pe-
tition has been filed by Michelle
Simon for judicial probate for the
appointment of a personal repre-
sentative.

A hearing will be held at 14735
Main Street, Room D4010, Upper
Marlboro, MD on March 4, 2026 at
10:30 A.M.

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

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

151695 (1-15,1-22)

NOTICE OF QUIET
TITLE ACTION

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

Antoinette Bunkley
2009 Linda Vista Avenue
Pasadena, CA 91103

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

Plaintiffs,
v.

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

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

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

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

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

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

Being in the 6th Election District of
said County.

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

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

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

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

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

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

True Copy—Test:
Mahasin El Amin, Clerk

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

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

In The Estate Of:
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 pe-
tition has been filed by Michelle
Simon for judicial probate for the
appointment of a personal repre-
sentative.

A hearing will be held at 14735
Main Street, Room D4010, Upper
Marlboro, MD on March 4, 2026 at
10:30 A.M.

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

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

151694 (1-15,1-22)

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Call 301-627-0900
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LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EARL LEE SANDERS

Notice is given that Enid Garraway, whose address is 9018 Wallace Rd, Lanham, MD 20706-4212, was on January 9, 2026 appointed Personal Representative of the estate of EARL LEE SANDERS, who died on June 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 9th 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 9th 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.

ENID GARRAWAY
Personal Representative

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

Estate No. 138027

151790	(1-22,1-29,2-5)
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NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SHARON ROSE ALTEMOS

Notice is given that Kara Aaron, whose address is 3834 Irongate Ln, Bowie, MD 20715-1420, was on January 8, 2026 appointed Personal Representative of the estate of SHARON ROSE ALTEMOS, who died on June 3, 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 8th 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 8th day of July, 2026.

All persons 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.

KARA AARON
Personal Representative

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

Estate No. 138148

151791	(1-22,1-29,2-5)
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LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EVELYN DELORES LYONS

Notice is given that Elizabeth Lyons, whose address is 714 Cabin Branch Dr, Capitol Heights, MD 20743-1808, was on January 8, 2026 appointed Personal Representative of the estate of EVELYN DELORES LYONS, who died on June 21, 2025 without a will.

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

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

ELIZABETH LYONS
Personal Representative

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

Estate No. 139847

151792	(1-22,1-29,2-5)
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NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
VIVIAN E OBIANYO

Notice is given that Ubaka Obiany, whose address is 2007 Ray Leonard Rd, Landover, MD 20785-4226, was on January 8, 2026 appointed Personal Representative of the estate of VIVIAN E OBIANYO, who died on July 22, 2025 without a will.

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

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

UBAKA OBIANYO
Personal Representative

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

Estate No. 139409

151793	(1-22,1-29,2-5)
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LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PAULETTE ANN FOSTER

Notice is given that Kellen Foster, whose address is 14 Mainview Ct, Randallstown, MD 21133-4304, was on January 8, 2026 appointed Personal Representative of the estate of PAULETTE ANN FOSTER, who died on October 31, 2025 without a will.

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

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

KELLEN FOSTER
Personal Representative

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

Estate No. 139826

151794	(1-22,1-29,2-5)
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NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BRENDA ANN THOMAS

Notice is given that Wendy L. Thomas, whose address is 6823 Standish Dr, Hyattsville, MD 20784-2535, was on January 7, 2026 appointed Personal Representative of the estate of BRENDA ANN THOMAS, who died on July 27, 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 7th 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 7th 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.

WENDY L THOMAS
Personal Representative

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

Estate No. 138973

151795	(1-22,1-29,2-5)
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LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
VICKIE D PERRY

Notice is given that Zakari Perry, whose address is 7749 Frederick Rd, Hyattsville, MD 20784, was on January 7, 2026 appointed Personal Representative of the estate of VICKIE D PERRY, who died on October 23, 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 7th 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 7th 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.

ZAKARI PERRY
Personal Representative

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

Estate No. 139516

151796	(1-22,1-29,2-5)
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NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LORRAINE R HUGHES

Notice is given that Paula Hughes, whose address is 8704 Bolero Ct, Clinton, MD 20735-2001, was on January 7, 2026 appointed Personal Representative of the estate of LORRAINE R HUGHES, who died on September 18, 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 7th 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 7th 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.

PAULA HUGHES
Personal Representative

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

Estate No. 139584

151797	(1-22,1-29,2-5)
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LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CHARLES EDWARD HARPER

Notice is given that Kiyomi Harper, whose address is 8806 Bolero Ct, Clinton, MD 20735-2002, was on January 5, 2026 appointed Personal Representative of the estate of CHARLES EDWARD HARPER, who died on July 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 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.

KIYOMI HARPER
Personal Representative

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

Estate No. 138692

151798	(1-22,1-29,2-5)
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NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ALMA LEGETTE

Notice is given that Michelle Kendall, whose address is 6516 41st Ave, University Park, MD 20782-2154, and Lyselle Kendall, whose address is 120 Perry Rise, London SE23 0P, United Kingdom, were on January 12, 2026 appointed Co-Personal Representatives of the estate of ALMA LEGETTE 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 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 12th 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 12th day of July, 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.

MICHELLE KENDALL
LYSELLE KENDALL
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. 139944

151799	(1-22,1-29,2-5)
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LEGALS

Tiffani S Collins Esq
1122 Kenilworth Drive Suite 507
Towson, MD 21204
410-462-4529

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ADELEKE OSOBA

Notice is given that Adewale Osoba, whose address is 3414 Epic Gate, Bowie, MD 20716-3211, was on December 23, 2025 appointed Personal Representative of the estate of ADELEKE OSOBA, who died on March 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 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.

ADEWALE OSOBA
Personal Representative

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

Estate No. 134714

151803	(1-22,1-29,2-5)
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Yuripzy Morgan Esq
1125 West St Ste 411
Annapolis, MD 21401-4198
410-431-0149

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ROBERT CARTER-JOSE HORN JR

Notice is given that Marcelline Walker Horn, whose address is 340 Alberta Ter NE Apt 1, Atlanta, GA 30305-1425, was on December 23, 2025 appointed personal representative of the small estate of Robert Carter-Jose Horn Jr, who died on August 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.

MARCELLINE WALKER HORN
Personal Representative

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

Estate No. 139443

151771	(1-22)
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The Prince George’s Post

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LEGALS

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED
REAL PROPERTY

5716 SILK TREE DRIVE
RIVERDALE, MD 20737

By authority contained in a Deed of Trust dated September 13, 2004 and recorded in Liber 21475, Folio 605, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$341,600.00, and an interest rate of 3.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JANUARY 27, 2026 AT 11:30 AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$41,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

Richard E. Solomon, et al.,
Substitute Trustees

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

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

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED
REAL PROPERTY

12212 APACHE TEAR CIRCLE
LAUREL, MD 20708

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

JANUARY 27, 2026 AT 11:30 AM

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

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

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

Richard E. Solomon, et al.,
Substitute Trustees

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www.tidewaterauctions.com

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

LEGALS

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED
REAL PROPERTY

5702 NEWTON STREET
CHEVERLY, MD 20784

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

JANUARY 27, 2026 AT 11:30 AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$15,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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www.tidewaterauctions.com
www.Auction.com

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

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED
REAL PROPERTY

13804 KING FREDRICK WAY
UPPER MARLBORO, MD 20772

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

JANUARY 27, 2026 AT 11:30 AM

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

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

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Richard E. Solomon, et al.,
Substitute Trustees

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(410) 825-2900
www.tidewaterauctions.com

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

LEGALS

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1099 WINTERSON ROAD,SUITE 301
LINTHICUM HEIGHTS, MD 21090
www.cgd-law.com/sales

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED
REAL PROPERTY

11301 WYCOMBE PARK LANE
GLENN DALE, MD 20769

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

JANUARY 27, 2026 AT 11:30 AM

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

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

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Richard E. Solomon, et al.,
Substitute Trustees

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

LEGALS

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED
REAL PROPERTY

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

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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.

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

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LEGALS

ENACTED BILLS
COUNTY COUNCIL OF
PRINCE GEORGE’S COUNTY MARYLAND

CB-005-2025 (DR-2) AN ACT CONCERNING MINIMUM WAGE INDEXING for the purpose of indexing Prince George’s County’s minimum wage to the Consumer Price Index and addressing the adverse impact on Direct Support Professionals.
ENACTED: 11/17/2025; SIGNED: 12/8/2025; EFFECTIVE: 1/23/2026

CB-019-2025 (DR-2) AN ACT CONCERNING TRAFFIC CALMING DEVICES AND SPEED MONITORING SYSTEMS for the purpose of providing for the Neighborhood Traffic Management Program; providing for traffic studies by certain initiation to evaluate the installation of traffic calming devices on residential streets; providing for certain requests and a certain approval; providing for the timeline for the process of conducting a traffic study and making a determination on whether to install traffic calming devices; providing for appropriate approvals for traffic calming devices; providing for a certain consultation and for a reporting timeline for a final decision on the installation of speed monitoring systems; providing for a certain consultation and for a reporting timeline for a final decision on the installation of residential district speed monitoring systems; and generally regarding traffic calming devices and speed monitoring systems.
ENACTED: 11/17/2025; SIGNED: 12/8/2025; EFFECTIVE: 1/23/2026

CB-023-2025 (DR-2) AN ACT CONCERNING WILDLIFE AND ANIMAL CONTROL for the purpose of creating a study and fee for protecting wildlife, general health, safety, and welfare of the citizens impacted by wildlife within the county, and the creation of a joint action plan to limit, control, and protect wildlife within the county.
ENACTED: 11/17/2025; SIGNED: 12/8/2025; EFFECTIVE: 1/23/2026

CB-036-2025 AN ACT CONCERNING AMENDING THE NUMBER OF INDIVIDUALS REQUIRED TO FILE FINANCIAL DISCLOSURE STATEMENTS for the purpose of revising the number of individuals required to file financial disclosure statements pursuant to Section 2-294 of the Prince George’s County Code to include the Integrity and Compliance Officer and the Deputy Integrity and Compliance Officer.
ENACTED: 11/17/2025; SIGNED: 12/8/2025; EFFECTIVE: 1/23/2026

CB-048-2025 AN ACT CONCERNING DECEPTIVE TRADE PRACTICES BY LANDLORDS for the purpose of enhancing tenant protections under consumer protection laws in response to widespread issues facing tenants from landlord’s unfair or deceptive practices.
ENACTED: 11/17/2025; SIGNED: 12/8/2025; EFFECTIVE: 1/23/2026

CB-052-2025 (DR-2) AN ACT CONCERNING A REVISED PROJECT LABOR AGREEMENT for the purpose of revising the pilot project labor agreement targeting Prince George’s County Department of Public Works and Transportation CIP 4.66.0002 Curb and Road and Rehabilitation 2 construction projects by authorizing the Department to grant project labor agreement requirement waivers under certain conditions.
ENACTED: 11/17/2025; SIGNED:12/8/2025; EFFECTIVE: 1/23/2026

CB-061-2025 (DR-2) AN ACT CONCERNING POLICE - VEHICLE PURSUITS CONDUCT AND REPORTING - ZOBY’S LAW for the purpose of requiring annual reporting on vehicle pursuit data; and modifying mutual aid agreements between the Prince George’s County Police Department and local municipalities to ensure a uniform vehicle pursuit policy within the County.
ENACTED: 11/17/2025; SIGNED: 12/8/2025; EFFECTIVE: 1/23/2026

CB-062-2025 (DR-2) AN ACT CONCERNING ADMINISTRATIVE HEARINGS for the purpose of clarifying ambiguity with respect to requirements for seeking judicial review and aligning the appellate rights for administrative citations with those that are available for civil citations.
ENACTED: 11/17/2025; SIGNED: 12/8/2025; EFFECTIVE: 1/23/2026

CB-068-2025 (DR-2) AN ACT CONCERNING CODE OF ETHICS for the purpose of amending the Prince George’s County Code of Ethics to prohibit a former Council Member’s compensated representation in certain matters in which they participated as a Council Member; and generally relating to the Prince George’s County Code of Ethics.
ENACTED: 11/17/2025; SIGNED: 12/8/2025; EFFECTIVE: 1/23/2026

CB-070-2025 (DR-2) AN ACT CONCERNING COUNTY-BASED MINORITY BUSINESS PARTICIPATION ON PROCUREMENTS OF GREATER THAN ONE MILLION DOLLARS (\$1,000,000) IN TOTAL VALUE for the purpose of requiring a certain percentage of County-based minority business enterprise participation in certain County contracts; and generally relating to the County-based small business assistance.
ENACTED: 11/17/2025; SIGNED: 12/8/2025; EFFECTIVE: 1/23/2026

CB-071-2025 (DR-2) AN ACT CONCERNING VEHICLES AND TRAFFIC - BIKE LANES AND BIKEWAYS for the purpose of providing certain definitions; providing for prohibiting motorized vehicles on bike lanes and bikeways with certain exceptions and generally regarding the prohibition with exceptions of motor vehicles on bike lanes and bikeways.
ENACTED: 11/17/2025; SIGNED: 12/8/2025; EFFECTIVE: 1/23/2026

CB-073-2025 (DR-3) AN ACT CONCERNING PUBLIC TRANSIT ACCESS AUTHORIZATION ACT OF 2025 for the purpose of establishing a formal process for public transportation agencies to request and obtain access to private residential or commercial property for the purpose of installing or operating a public bus stop within Prince George’s County; providing for certain definitions; providing for an application and review process; providing for a certain property owner consent and public transit provider approval; providing for certain shuttle service [efforts] under certain circumstances; providing for certain approval; providing for property owner rights and protections; providing for implementation and regulations; and generally regarding public transit access authorization.
ENACTED: 11/17/2025; EFFECTIVE: 2/2/2026

CB-074-2025 AN ACT CONCERNING HOMESTEAD PROPERTY TAX CREDIT for the purpose of establishing the homestead property tax credit for the County property tax for the taxable year beginning July 1, 2026, as required by State law.
ENACTED: 11/10/2025; SIGNED: 11/25/2025; EFFECTIVE: 1/12/2026

CB-075-2025 (DR-2) AN ACT CONCERNING HOUSING AND PROPERTY STANDARDS - MODERATELY PRICED HOUSING PROGRAM for the purpose of establishing a voluntary moderately-priced dwelling unit program; identifying developments eligible to participate in the program; requiring the minimum delivery of moderately-priced units; providing for a binding agreement between participants and the County; providing for alternative methods to comply with unit delivery requirements; setting forth development incentives for program participation; specifying the eligibility requirements for households seeking to purchase moderately-priced dwelling units; establishing the limitations on the sale and resale of moderately-priced units; providing for administrative regulations governing the program; requiring annual reporting on the program; and generally relating to housing development in Prince George’s County.
ENACTED: 11/17/2025; SIGNED: 12/8/2025; EFFECTIVE: 6/8/2026

CB-081-2025 (DR-2) AN ACT CONCERNING PRINCE GEORGE’S COUNTY ANIMAL WELFARE ADVISORY COMMITTEE for the purpose of creating the Prince George’s County Animal Welfare Advisory Committee; providing for the powers and duties of the Committee; providing for the Committee composition, terms and officers; providing for meetings; providing for the Committee’s advice and annual report; and generally regarding animal welfare in the County.
ENACTED: 11/18/2025; SIGNED: 12/8/2025; EFFECTIVE: 1/23/2026

CB-084-2025 (DR-3) AN ACT CONCERNING SENIOR PROTECTIONS AND DOOR-TO-DOOR SOLICITATION for the purpose of amending the requirements for licensing, bonding, and operational conduct of door-to-door solicitors; establishing definitions for high-risk industries and seniors; requiring criminal background checks and mandatory consumer protection and elder fraud awareness training for certain applicants; increasing bond amounts for high-risk industries; requiring senior consumer rights disclosures; establishing a Solicitation Protection Rapid Response Force to investigate violations and conduct public outreach; and providing enhanced penalties for violations, including specific protections for seniors and restrictions on repeat offenders.
ENACTED: 11/18/2025; SIGNED: 12/8/2025; EFFECTIVE: 7/1/2026

CB-087-2025 (DR-2) AN ACT CONCERNING NATIONAL BOARD-CERTIFIED TEACHER INCENTIVE PROGRAM MATCH for the purpose of establishing an enhanced incentive program to encourage National Board-Certified mathematics, science, and exceptional needs teachers to teach at low performing schools in Prince George’s County.
ENACTED: 11/18/2025; SIGNED: 12/8/2025; EFFECTIVE: 1/23/2026

CB-088-2025 AN ACT CONCERNING THE LOCALLY OWNED AND OPERATED BUSINESS INCENTIVE ACT for the purpose of stimulating the growth of locally owned and operated businesses by reducing the stifling burden of fees and charges on such businesses, thus fostering eco-

nomie growth in Prince George’s County.
ENACTED: 11/18/2025; SIGNED: 12/8/2025; EFFECTIVE: 1/23/2026

CB-089-2025 (DR-2) AN ACT CONCERNING YEAR-ROUND JOBS PROGRAM FOR UNDERSERVED YOUTH for the purpose of establishing an employment program for low-income youth and young adults throughout the calendar year to improve socioeconomic outcomes for low-income youth and families in Prince George’s County.
ENACTED: 11/18/2025; SIGNED: 12/8/2025; EFFECTIVE: 1/23/2026

CB-094-2025 AN ACT CONCERNING AMENDMENT OF THE COLLECTIVE BARGAINING AGREEMENT PRINCE GEORGE’S CORRECTIONAL OFFICERS’ ASSOCIATION, INC. (PGCOA) (CORRECTIONAL OFFICERS) for the purpose of amending the labor agreement by and between Prince George’s Correctional Officers’ Association, Inc. to add a provision to increase the Shift Differential amounts under Article 26, paragraph A, that was omitted from the Collective Bargaining Agreement previously approved as CB-59-2025.
ENACTED: 11/18/2025; SIGNED: 12/8/2025; EFFECTIVE: 1/23/2026

CB-097-2025 (DR-3) AN ACT CONCERNING ANIMAL CONTROL for the purpose of revising and adding certain definitions; increasing certain civil penalties; expanding the leash law; expanding the type of dangerous animals; providing for a certain provocation; requiring a certain special permit and fee; providing for a certain licensing fee; providing for a certain licensing penalty; lifting a certain ban; providing for a certain grandfather provision; providing for certain pet parenting or animal handling courses; providing for a pilot program to foster and adopt a certain specific dog breed under specific circumstances; providing for certain timeframes for permits and agreements and registration; providing for certain fines; providing for certain facilities to refer a certain specific dog breed to serve in a certain pilot program to be service animals; providing for certain spaying and neutering of a certain dog breed; providing for a certain re-letting; and generally regarding animal control in the County.
ENACTED: 11/18/2025; EFFECTIVE: 2/2/2026

CB-098-2025 (DR-2) AN ACT CONCERNING SUPPLEMENTARY APPROPRIATIONS for the purpose of declaring transferring appropriation within the General Fund to provide for costs that were not anticipated and included in the Approved Fiscal Year 2026 Budget.
ENACTED: 11/18/2025; SIGNED: 12/8/2025; EFFECTIVE: 1/23/2026

CB-099-2025 (DR-2) AN ACT CONCERNING CRITICAL WORKFORCE HOUSING ASSISTANCE PROGRAM for the purpose of establishing the Critical Workforce Housing Assistance Program within the Housing Investment Trust Fund; providing eligibility standards for participation in the Program; providing for the assistance to be offered in the Program; providing for the application and approval process for Program assistance; and generally regarding the Housing Investment Trust Fund.
ENACTED: 11/18/2025; SIGNED: 12/8/2025; EFFECTIVE: 1/23/2026

CB-100-2025 (DR-2) AN ACT CONCERNING ENHANCEMENT OF COUNTY PROCUREMENT PRACTICES for the purpose of amending provisions of Subtitle 10A regarding administrative procedures, award of contracts, prohibited types of contracts, economic development and generally relating to procurements subject to Subtitle 10A.
ENACTED: 11/18/2025; SIGNED: 12/8/2025; EFFECTIVE: 1/23/2026

CB-101-2025 AN ACT CONCERNING HOMEOWNERSHIP EQUITY PROGRAM for the purpose of establishing the Homeownership Equity Program for County residents; providing for the purposes and uses of the Homeownership Equity Program within the Housing Investment Trust Fund; providing for the funding and administration of the Homeownership Equity Program; providing for eligibility, terms, funding, property requirements for buyers; providing for loans for persons in select groups; providing for application intake, underwriting, closing support, post-purchase follow-up and approval of administrative rules and program guidelines; and generally regarding the Homeownership Equity Program.
ENACTED: 11/18/2025; SIGNED: 12/8/2025; EFFECTIVE: 1/23/2026

CB-102-2025 AN ACT CONCERNING SICK LEAVE - LEGAL PROCEEDINGS for the purpose of providing for certain mandated paid sick leave for a County employee or employee’s family member at legal proceedings; providing for certain definitions; providing for verification of certain sick leave; and generally regarding County personnel law and legal proceedings.
ENACTED: 11/18/2025; SIGNED: 12/8/2025; EFFECTIVE: 1/23/2026

CB-103-2025 AN ACT CONCERNING COUNTY REAL PROPERTY for declaring certain parcels of County-owned real property as surplus and no longer needed for County use.
ENACTED: 11/18/2025; SIGNED: 12/8/2025; EFFECTIVE: 1/23/2026

CB-104-2025 (DR-2) AN ACT CONCERNING ENFORCEMENT AND REFERRAL TO THE BOARD OF ETHICS for the purpose of requiring a mandatory review by the Prince George’s County Board of Ethics for any person found in violation of Prince George’s County Code, Subtitle 2, Section 2, Division 46, Community Inclusiveness.
ENACTED: 11/18/2025; SIGNED: 12/8/2025; EFFECTIVE: 1/23/2026

CB-107-2025 (DR-3) AN ACT CONCERNING COUNTY PERSONNEL for the purpose of clarifying the Council County’s authority to implement personnel procedures; revising the grounds for performance-related disciplinary actions; and generally regarding County personnel law.
ENACTED: 11/18/2025; EFFECTIVE: 2/2/2026

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

ATTEST:
Donna J. Brown
Clerk of the Council

Copies of these documents are available for viewing online at <https://princegeorgescountymd.legistar.com>

151816 (1-22)

LEGALS

NOTICE OF JOINT PUBLIC HEARING

THE PRINCE GEORGE’S COUNTY COUNCIL,
SITTING AS THE DISTRICT COUNCIL,
AND
THE PRINCE GEORGE’S COUNTY PLANNING BOARD OF
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING
COMMISSION

Pursuant to the Regional District Act within the Land Use Article, Annotated Code of Maryland, as well as Subtitle 27 of the Prince George’s County Code, being also the Zoning Ordinance of Prince George’s County, Maryland, notice is hereby given that a public hearing will be held to seek public comment and testimony concerning:

The Preliminary Central Avenue-Blue/Silver Line Sector Plan and Proposed Sectional Map Amendment (SMA) (CR-053-2023)

To view the Council Resolution (CR-053-2023) initiating the sector plan and sectional map amendment, please visit the Legislative Branch website, <https://princegeorgescountymd.legistar.com/Legislation.aspx>

PUBLIC HEARING DATE/TIME: Tuesday, March 10, 2026, at 6:00 p.m.

PUBLIC HEARING LOCATION: Wayne K. Curry Administrative Building
1st Floor Council Hearing Room
1301 McCormick Drive, Largo, Maryland 20774

View virtually using the link provided at: <https://pgccouncil.us/LIVE>

PURPOSE OF PUBLIC HEARING: To give interested persons the opportunity to attend and provide public comment, either in support or opposition, concerning the Preliminary Central Avenue-Blue/Silver Line Sector Plan and Proposed Sectional Map Amendment (SMA).

HOW TO PARTICIPATE: In-Person Public Hearing – The hearing will take place in person but viewable virtually. To testify/speak, you must be present at the Council Hearing Room. Those viewing online will not be able

LEGALS

to speak. To submit written testimony, attendance at the hearing is not required. 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.

Registration to speak in person should be completed by 3:00 p.m. on the day BEFORE the hearing. On-site registration is now available; however, **advance registration to testify is strongly encouraged.** Speakers will be given 3 minutes to speak. Written comments may be submitted through the close of business on **Wednesday, March 25, 2026**, when the record of public hearing testimony will close. Testimony and comments will not be accepted via social media or by telephone/voice mail message. These policies are in effect until further notice. Any future changes to them will be communicated on the County Council website, County Council social media channels, via Alert Prince George’s, and will be shared with the press via a press release. During the joint public hearing, the District Council’s rules of procedure will be followed. These rules can be found at: <https://pgccouncil.us/DocumentCenter/View/3890/District-Council-Rules-of-Procedure>.

The Preliminary Central Avenue-Blue/Silver Line Sector Plan and Proposed Sectional Map Amendment (SMA) can be viewed online at https://pgplanning.org/resource_library/preliminary-central-avenue-blue-silver-line-sector-plan-and-sectional-map-amendment/, or a physical copy is available for review on site at no cost at the following locations:

1. City of Seat Pleasant City Hall, 6301 Addison Road, Capitol Heights, MD 20743
2. Town of Capitol Heights Town Hall, 1 Capitol Heights, MD 20743
3. Sports and Learning Complex, 8001 Sheriff Road, Landover, MD 20785
4. Peppermill Community Center, 610 Hill Road, Capitol Heights, MD 20785
5. Cedar Heights Community Center, 1200 Glen Willow Drive, Capitol Heights, MD 20743 (until the Seat Pleasant Activity Center reopens)
6. M-NCPPC Planning Information Services, 1616 McCormick Drive, Largo, MD 20774

The Central Avenue-Blue/Silver Line Planning Area is generally bounded by the Washington, D.C. border to the west; MD 704 (Martin Luther King Jr Highway), Hill Road, and Sheriff Road to the north; the I-495 Capital Beltway to the east; and various property lines located approximately one-half mile south of MD 214 (Central Avenue).

IF YOUR PROPERTY IS LOCATED IN THE BOUNDARIES OF THE PROPOSED SECTIONAL MAP AMENDMENT IDENTIFIED ABOVE, APPROVAL OF THE SECTIONAL MAP AMENDMENT COULD RESULT IN THE REZONING OF YOUR PROPERTY, WHICH COULD THEN AFFECT YOUR PROPERTY’S VALUE AND YOUR TAX LIABILITY.

ADDITIONAL INFORMATION: If you intend to provide testimony at the Joint Public Hearing and/or file a statement in the official record, and your intent is to request or support an intensification of zoning, **please read carefully the affidavit requirements explained in this notice.**

If you intend to provide in-person testimony at the Joint Public Hearing on the Preliminary Central Avenue-Blue/Silver Line Sector Plan and Proposed Sectional Map Amendment (SMA) and/or file a statement in the official record, **and your intent is to request or support an intensification of zoning**, you must complete and return an affidavit in accordance with the State Public Ethics Law, §§5-833 through 5-839, General Provisions Article, Annotated Code of Maryland. Your affidavit should be submitted to the Clerk of the Council 30 days prior to the Joint Public Hearing on the SMA, or **Friday, February 6, 2026**. Required affidavits should be submitted to the Clerk of the County Council in electronic format only, via the Council’s eComment portal or by email to onlinesignup@co.pg.md.us, rather than by U.S. mail.

Affidavit forms for Prince George’s County are available for download on the Maryland State Ethics Commission website at:

For individuals: <http://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO1.pdf>

For entities: <http://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO2.pdf>

For agents: <http://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO3.pdf>

Communication concerning a pending zoning request between a property owner or agent and a member of the County Council or County Executive outside of the public hearing process is prohibited by law and must be disclosed (§5-836, General Provisions Article, Annotated Code of Maryland). An Ex Parte form must be filed by all parties regarding any such communication within five (5) days after the communication was made or received. Ex Parte forms are also available for download on the Maryland State Ethics Commission website at:

<https://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO4.pdf>

Section 27-4102(b) of the Prince George’s County Zoning Ordinance states that the “order of intensity of zones is as follows, beginning with the least intense zone and progressing to the most intense:

- (1) ROS, AG, AR, RE, RR, RSF-95, RSF-65, RMH, RSF-A, R-PD, RMF-12, RMF-20, RMF-48, CN, NAC, CS, LMXC, CGO, LCD, MU-PD, IE, IE-PD, IH, LMUTC, NAC, TAC, LTO, RTO-L, RTO-H, NAC-PD, TAC-PD, LTO-PD, RTO-PD.”

In accordance with the provisions of the State Public Ethics Law, above, **failure to file an affidavit before the close of business on Friday, February 6, 2026, may delay or prohibit consideration of your testimony by the District Council.**

For more information on the affidavits and *ex parte* disclosure form, please see the Special Ethics Law Memo here: <https://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PG-County-Zoning.pdf>

Direct all questions concerning State Public Ethics affidavits or Ex Parte disclosure requirements to the Clerk of the Council at 301-952-3600.

For additional information, contact the Central Avenue-Blue/Silver Line Planning Team
M-NCPPC, Prince George’s County Planning Department, Community Planning Division
1616 McCormick Drive
Largo, MD 20774
CABL@ppd.mncppc.org
301-780-9610

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

ATTEST:
Donna J. Brown
Clerk of the County Council

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
By: William Spencer
Acting Executive Director

ATTEST:
Gavin Cohen
Secretary-Treasurer

151817 (1-22)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

Carl N. Ziegler
600 Wyndhurst Avenue Suite 246
Baltimore, MD 21210
410-323-6860

TO ALL PERSONS INTERESTED IN THE ESTATE OF **JAMES CANNON BEY**

Notice is given that Jamar W Creech, whose address is 4800 Hampden Ln Ste 200, Bethesda, MD 20814-2934, was on December 29, 2025 appointed Personal Representative of the estate of JAMES CANNON BEY, who died on February 10, 2023 without a will.

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

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

JAMAR W CREECH
Personal Representative

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

Estate No. 134452

151804 (1-22,1-29,2-5)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

Carl N. Ziegler
600 Wyndhurst Avenue Suite 246
Baltimore, MD 21210
410-323-6860

TO ALL PERSONS INTERESTED IN THE ESTATE OF **LEO WILLIAM PICKETT III AKA: LEO W PICKETT**

Notice is given that Bobby L Pickett, whose address is 17491 Glenville Dr, Dumfries, VA 22026-3366, and Doreesa Yvette Pickett, whose address is 17491 Glenville Dr, Dumfries, VA 22026-3366, were on December 23, 2025 appointed Co-Personal Representatives of the estate of LEO WILLIAM PICKETT III who died on April 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 co-personal representatives or the attorney.

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.

BOBBY L PICKETT
DOREESA YVETTE PICKETT
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. 137102

151807 (1-22,1-29,2-5)

LEGALS

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

Corinne G. Rosen Esq
P.O. Box 493
Rockville, MD 20848
(301) 460-4599

TO ALL PERSONS INTERESTED IN THE ESTATE OF **YOHANNES KUBROM TECLE**

Notice is given that Selam Yohannes Kubrom, whose address is 5605 Quintana St, Riverdale, MD 20737-2867, was on January 12, 2026 appointed personal representative of the small estate of Yohannes Kubrom Tecle, who died on October 17, 2025 without a will.

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

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

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

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

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

SELAM YOHANNES KUBROM
Personal Representative

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

Estate No. 140054

151763 (1-22)

LEGALS

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

Randi Bocanegra, Esquire
BZ Elder Law
P.O. Box 399
Severn, Maryland 21144
410-775-8213

TO ALL PERSONS INTERESTED IN THE ESTATE OF **MICHAEL E. HOLLAND**

Notice is given that Randi Bocanegra, Esquire, whose address is P.O. Box 399, Severn, Maryland 21144, was on December 29, 2025 appointed Personal Representative of the estate of MICHAEL E. HOLLAND, who died on July 31, 2025 without a will.

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

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.

RANDI BOCANEGRA, ESQUIRE
Personal Representative

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

Estate No. 138508

151806 (1-22,1-29,2-5)

LEGALS

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

Sharon Breeden
Personal Representative

TO ALL PERSONS INTERESTED IN THE ESTATE OF **ANDREW COOLIDGE WALLS**

Notice is given that Roland Coolidge Walls, whose address is 13705 Edelen Dr, Brytontown, MD 20617-2102, was on January 13, 2026 appointed personal representative of the small estate of Andrew Coolidge Walls who died on December 23, 2025 with a will.

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

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

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

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

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

ROLAND COOLIDGE WALLS
Personal Representative

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

Estate No. 140080

151746 (1-22)

LEGALS

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

Corinne G. Rosen Esq
P.O. Box 493
Rockville, MD 20848
(301) 460-4599

TO ALL PERSONS INTERESTED IN THE ESTATE OF **GEORGE P RATTE AKA: GEORGE P RATTE JR**

Notice is given that Catherine Ratte, whose address is 3503 Mase Ln, Bowie, MD 20715-2916, was on September 22, 2025 appointed personal representative of the small estate of George P Ratte who died on July 3, 2025 with a will.

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

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

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

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

CATHERINE RATTE
Personal Representative

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

Estate No. 138660

151748 (1-22)

LEGALS

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

Corinne G. Rosen Esq
P.O. Box 493
Rockville, MD 20848
(301) 460-4599

TO ALL PERSONS INTERESTED IN THE ESTATE OF **REGINALD MC CLOUD**

Notice is given that Tiffany Bryant, whose address is 5003 Lee Jay Dr Apt 104, Capitol Heights, MD 20743, was on January 12, 2026 appointed personal representative of the small estate of Reginald McCloud, who died on November 16, 2025 without a will.

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

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

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

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

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

TIFFANEY BRYANT
Personal Representative

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

Estate No. 140048

151764 (1-22)

The Prince George’s Post

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LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BRENDA M MOORE-PRETLOW

Notice is given that Bryan Dwayne Moore, whose address is 1402 Dixie Bowie Way, Upper Marlboro, MD 20774-5661, was on January 9, 2026 appointed Personal Representative of the estate of BRENDA M MOORE-PRETLOW who died on August 15, 2025 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 9th day of 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 9th 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.

BRYAN DWAYNE MOORE
Personal Representative

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

Estate No. 139097

151776 (1-22,1-29,2-5)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ERNEST LEE TINSLEY, JR.

Notice is given that Tara Tinsley Pelitere, whose address is 18241 Mill Spring Court, Leesburg, VA 20176, was on January 9, 2026 appointed Personal Representative of the estate of ERNEST LEE TINSLEY, JR. who died on October 23, 2025 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 9th day of 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 9th 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.

TARA TINSLEY PELITERE
Personal Representative

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

Estate No. 139853

151777 (1-22,1-29,2-5)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ROMA STRICKLAND

Notice is given that Taiwana Romona Smith, whose address is 7635 Buckland Pl, Lorton, VA 22079, was on January 8, 2026 appointed personal representative of the small estate of Roma Strickland, who died on December 5, 2025 without a will.

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

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

TAIWANNA ROMONA SMITH
Personal Representative

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

Estate No. 139997

151770 (1-22)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JAMES CALVIN BRUMFIELD JR

Notice is given that Angela M Frangiques, whose address is 39687 Golden Beach Rd, Mechanicsville, MD 20659-2233, was on January 8, 2026 appointed Personal Representative of the estate of JAMES CALVIN BRUMFIELD JR who died on November 30, 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 8th 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 8th 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.

ANGELA M FRANGIQUES
Personal Representative

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

Estate No. 139867

151778 (1-22,1-29,2-5)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CATHERINE E CHILDERS

Notice is given that Lecia Waller, whose address is 12201 Backus Dr, Bowie, MD 20720-4446, was on January 13, 2026 appointed Personal Representative of the estate of CATHERINE E CHILDERS who died on April 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 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 13th 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.

MARY ALLYSON MILLER
Personal Representative

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

Estate No. 139986

151779 (1-22,1-29,2-5)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
REGINA LEE MILLER

Notice is given that Mary Allyson Miller, whose address is 102 W Washington St, Annapolis, MD 21401-2433, was on January 8, 2026 appointed Personal Representative of the estate of REGINA LEE MILLER who died on December 23, 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 8th 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 8th 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.

MARY ALLYSON MILLER
Personal Representative

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

Estate No. 139986

151779 (1-22,1-29,2-5)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DAVID L ALLEN

Notice is given that Eva L. Allen, whose address is 11012 Birch Way, Clinton, MD 20735-3915, was on January 8, 2026 appointed Personal Representative of the estate of DAVID L ALLEN who died on October 4, 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 8th 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 8th 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.

EVA L ALLEN
Personal Representative

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

Estate No. 139836

151780 (1-22,1-29,2-5)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BARBARA S LEE

Notice is given that Herman E Lee Jr, whose address is 9126 Fox Park Rd, Clinton, MD 20735, was on January 7, 2026 appointed Personal Representative of the estate of BARBARA S LEE who died on November 30, 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 7th 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 7th 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.

HERMAN E LEE JR
Personal Representative

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

Estate No. 139858

151781 (1-22,1-29,2-5)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARY A DOUGHERTY

Notice is given that Sheryl Downey, whose address is 8405 Poplar Hill Drive, Clinton, MD 20735, was on December 29, 2025 appointed Personal Representative of the estate of MARY A DOUGHERTY who died on November 4, 2024 with a will.

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

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.

SHERYL DOWNEY
Personal Representative

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

Estate No. 135934

151786 (1-22,1-29,2-5)

TAIWANNA ROMONA SMITH
Personal Representative

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

Estate No. 139997

151770 (1-22)

LECIA WALLER
Personal Representative

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

Estate No. 137591

151785 (1-22,1-29,2-5)

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