

The Prince George's Post Newspaper

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Your Newspaper

of

Legal Record

LEGALS

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BETTY ELAINE RICH

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

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

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

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

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

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

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

ARCHIBALD FINLEY
Personal Representative

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

Estate No. 139898
151704 (1-15.1-22.1-29)

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARY JETER SMITH

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

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

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

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

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

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

INGRID VALENTINE
Personal Representative

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

Estate No. 138533
151709 (1-15.1-22.1-29)

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JEFFREY LEE CARTER

Notice is given that Ellery Carter, whose address is 231 N Locust St Apt 2, Hagerstown, MD 21740-4072, was on January 5, 2026 appointed Personal Representative of the estate of JEFFREY LEE CARTER, who died on May 13, 2025 without a will.

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

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

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

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

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

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

ELLERY CARTER
Personal Representative

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

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DAVID DANIEL STEWART

Notice is given that Darlene L Monaro, whose address is 9604 Larkview Ct, Fairfax Station, VA 22039-3369, was on January 6, 2026 appointed Personal Representative of the estate of DAVID DANIEL STEWART who died on September 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 6th day of July, 2026.

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

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

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

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

DARLENE L MONARO
Personal Representative

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

Estate No. 139937
151698 (1-15.1-22.1-29)

LEGALS

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GARLAND LOUIS JONES

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

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

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

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

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

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

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

SHARONNE 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 Harbivore 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 6th day of July, 2026.

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

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

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

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

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)

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 Vinetta J Alston, whose address is 13106 Larchdale Rd #4, Laurel, MD 20708, was on October 31, 2025 appointed Personal Representative of the estate of EVELYN G ALSTON who died on November 25, 2025 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 5th day of August, 2025.

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 August, 2025.

All person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned on or before the 6th day of July, 2026.

All person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned on or before the 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 6th day of July, 2026.

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

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

VINETTA J ALSTON
Personal Representative

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

Estate No. 138929
151726 (1-15.1-22.1-29)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

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

Notice is given that Jennifer Bevin Quigley, whose address is 3503 Annandale Rd, Annandale, VA 22003-1403, was on January 6, 2026 appointed Personal Representative of the estate of BETSY ANNE KATHLEEN QUIGLEY who died on 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 29th day of June, 2026.

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

All 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 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 29th day of June, 2026.

(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 BE

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

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

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 24th day of May, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 24th day of May, 2026.

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

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

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

MARGARET WEBB ARNOULT
Personal Representative

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

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

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

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

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

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

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

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

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

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

JOKIA WALLACE
Personal Representative

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

Estate No. 139619
151711 (1-15.1-22,1-29)

LEGALS**NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS****TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GERALDINE PRICE**

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

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

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

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

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

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

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

JOHN PRICE
Personal Representative

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

Estate No. 139874
151712 (1-15.1-22,1-29)

LEGALS**NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS****TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HENRY A SWANN SR**

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. 139870
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
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
PAULA ANN ADKINS**

Notice is given that Darrick Adkins, whose address is 11511 American Swing Pl, Clinton, MD 20735-2628, was on December 31, 2025 appointed Personal Representative of the estate of PAULA ANN ADKINS, who died on October 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 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.

DARRICK ADKINS
Personal Representative

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

Estate No. 139726
151717 (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**

Notice is given that Stacy Harrod Brown, whose address is 7215 Western Dr, Temple Hills, MD 20748-4145, was on December 30, 2025 appointed Personal Representative of the estate of REGINALD HARROD, who died on November 14, 2025 without a will.

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

All interested persons or unpaid

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

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 Winterton Road, Suite 301
Linthicum Heights, MD 21090
Substitute Trustees, Plaintiffs
v.

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, 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

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

151810 (1-22.1-29.2-5)

151773 (1-22.1-29)

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
DONNA ELOISE CAUDLE ED-
WARDS**

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 deceased 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 deceased 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 Hildebedel
Kyle Blackstone
Kathleen Young

1099 Winterton Road, Suite 301
Linthicum Heights, MD 21090
Substitute Trustees, Plaintiffs
v.

Chereka Elam, Personal Representative for the Estate of

Arvonze D Elam
6336 Bentham Drive

Fort Washington, MD 20744
Defendant

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)

LEGALS**NOTICE**

Richard E. Solomon
Richard J. Rogers
Michael McKeefery
Christianna Kersey
Kevin Hildebedel
Kyle Blackstone
Kathleen Young

1099 Winterton Road, Suite 301
Linthicum Heights, MD 21090
Substitute Trustees, Plaintiffs
v.

Chereka Elam, Personal Representative for the Estate of

Arvonze D Elam
6336 Bentham Drive

Fort Washington, MD 20744
Defendant

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)

LEGALS**NOTICE**

Richard E. Solomon
Richard J. Rogers
Michael McKeefery
Christianna Kersey
Kevin Hildebedel
Kyle Blackstone
Kathleen Young

1099 Winterton Road, Suite 301
Linthicum Heights, MD 21090
Substitute Trustees, Plaintiffs
v.

Chereka Elam, Personal Representative for the Estate of

Arvonze D Elam
6336 Bentham Drive

Fort Washington, MD 20744
Defendant

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)

LEGALS**NOTICE**

Richard E. Solomon
Richard J. Rogers
Michael McKeefery
Christianna Kersey
Kevin Hildebedel
Kyle Blackstone
Kathleen Young

1099 Winterton Road, Suite 301
Linthicum Heights, MD 21090
Substitute Trustees, Plaintiffs
v.

Chereka Elam, Personal Representative for the Estate of

Arvonze D Elam
6336 Bentham Drive

Fort Washington, MD 20744
Defendant

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)

LEGALS**NOTICE**

Richard E. Solomon
Richard J. Rogers
Michael McKeefery
Christianna Kersey
Kevin Hildebedel
Kyle Blackstone
Kathleen Young

1099 Winterton Road, Suite 301
Linthicum Heights, MD 21090
Substitute Trustees, Plaintiffs
v.

Chereka Elam, Personal Representative for the Estate of

Arvonze D Elam
6336 Bentham Drive

Fort Washington, MD 20744
Defendant

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)

LEGALS**NOTICE**

Richard E. Solomon
Richard J. Rogers
Michael McKeefery
Christianna Kersey
Kevin Hildebedel
Kyle Blackstone
Kathleen Young

1099 Winterton Road, Suite 301
Linthicum Heights, MD 21090
Substitute Trustees, Plaintiffs
v.

Chereka Elam, Personal Representative for the Estate of

Arvonze D Elam
6336 Bentham Drive

Fort Washington, MD 20744
Defendant

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

Estate No. 138731

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 live stream. 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 five 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)

*Proudly Serving
Prince George's
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	5FNRL18693B02509

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



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

2008 TRAILER	WABASH ME 26TLR85375	IJJV532W08L116052
2009 HYUNDAI GENESIS	MD 9EB5157	KMHC46E29U042560
2003 HONDA CRV	MD SHSRD684XU102653	
2010 DODGE GRAND CARAVAN	MD 47591M8	2D4RN4DE3AR123534
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 20780
301-773-7670

2003 FORD E350	MD 3GP6022	1FDWE35L63HB72728
2014 CATERPILLAR CF7AA	MD E72728D	3HJGJKT6EN780306
2001 FORD E-450	VA SXW4513	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
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	1GYERK63N22R180472
2011 DODGE CARAVAN	VA UHII021	2D4RN3DG4BR650866

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

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

2010 JEEP LIBERTY	VA TJK5882	IJ4PN5GK2AW151855
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 20780
301-773-7670

2007 BMW X3	VA TBW2863	WBXPC93477WF04809
2023 HYUNDAI KONA	MD 3FL3040	KM8K23AG3PU191606
2011 PONTIAC FIREBIRD	VA TKX4238	2G2F22P2T2206249
2012 NISSAN MAXIMA	MD TCV5370	1HGCP247B0A03683
2007 MERCURY MOUNTAINEER	VA 4EC8020	1N4AA5A1P5CC849897
	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	1N4AA5A1P1DC836811

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	3N1CB51D551498117
2017	Honda	Civic	19XFC1F34HE213710
1998	Lexus	GS	JT8BD6859W0032474
2009	Mercedes	E300	WDBUF87X69B378860

151812 (1-22)

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC
1099 WINTERSON ROAD, SUITE

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

7319 SERENADE CIRCLE
CLINTON, MD 20735

By authority contained in a Deed of Trust dated August 27, 2020 and recorded in Liber 44109, Folio 238, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$206,000.00, and an interest rate of 2.750%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex—If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

FEBRUARY 3, 2026 AT 11:30 AM

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

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

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

Richard E. Solomon, et al.,
Substitute Trustees

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

151731

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

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

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

THE PRINCE**GEORGE'S POST**

Call 301-627-0900 Fax 301-627-6260

EMAIL: bboice@pgpost.com

SUBSCRIBE TODAY!

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

6117 ROSEDALE DRIVE
HYATTSVILLE, MD 20782

By authority contained in a Deed of Trust dated October 10, 2018 and recorded in Liber 41452, Folio 517, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$447,137.00, and an interest rate of 2.750%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex—If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

FEBRUARY 3, 2026 AT 11:30 AM

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

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

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

Richard E. Solomon, et al.,
Substitute Trustees

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

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

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

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

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)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS
TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SONSEEAHRAY ADAMS

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

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

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

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

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

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

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

MARTIN MURRAY
Personal Representative

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

Estate No. 128050
151655 (1-8,1-15,1-22)

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

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

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 ZOMETTA 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)

LEGALS

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.

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)

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)

LEGALS**NOTICE**

DIANA THEOLOGOU, ET AL
Substitute Trustees
Plaintiffs
vs.

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

**In the Circuit Court for Prince George's County, Maryland
Case No. C-16-CV-25-00224**

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

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

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

True Copy—Test:
Mahasin El Amin, Clerk

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

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

**In The Estate Of:
CLAUDIA MARTHA PAYNE
NEE GOEBEL**

Estate No.: 135692

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

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

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

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

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

151693 (1-15,1-22)

LEGALS

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

**In The Estate Of:
PRAKASH DAVID BORGE**

Estate No.: 138114

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

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

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

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

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

151690 (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 **February 25, 2026 at 10:30 A**

LEGALS**ORDER OF PUBLICATION**

COLUMBIA LIENS LLC Plaintiff, v.

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

PROSPECT HILL 4.4000 Acres

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

It is thereupon this 29th day of December, 2025, by the Circuit Court for Prince George's County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 3rd day of March, 2026, and redeem the property with Parcel Identification Number 11-1189380 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, MarylandTrue Copy—Test:
Mahasin El Amin, Clerk

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

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

13,081.0000 Sq Ft Ramsgate Lot 65

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

It is thereupon this 29th day of December, 2025, by the Circuit Court for Prince George's County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 3rd day of March, 2026, and redeem the property with Parcel Identification Number 12-1224344 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, MarylandTrue Copy—Test:
Mahasin El Amin, Clerk

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

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

It is thereupon this 29th day of December, 2025, by the Circuit Court for Prince George's County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 3rd day of March, 2026, and redeem the property with Parcel Identification Number 13-1462159 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, MarylandTrue Copy—Test:
Mahasin El Amin, Clerk

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

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

It is thereupon this 29th day of December, 2025, by the Circuit Court for Prince George's County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 3rd day of March, 2026, and redeem the property with Parcel Identification Number 13-1456714 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, MarylandTrue Copy—Test:
Mahasin El Amin, Clerk

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

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

It is thereupon this 29th day of December, 2025, by the Circuit Court for Prince George's County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 3rd day of March, 2026, and redeem the property with Parcel Identification Number 10125 PRINCE PL UNIT 404-11B and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, MarylandTrue Copy—Test:
Mahasin El Amin, Clerk

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

LEGALS**ORDER OF PUBLICATION**COLUMBIA LIENS LLC Plaintiff,
v.COLORTECH BDLG RENOVATION
LLC
Prince George's County, Maryland
Occupant
Unknown OwnersALL OTHER PERSONS THAT
HAVE OR CLAIM TO HAVE ANY
INTEREST IN THE PROPERTY
15208 BRANDYWINE RD,
BRANDYWINE, MD 20613, Parcel
No. 11-1177328,And
ANY UNKNOWN OWNER OF
THE PROPERTY 15208 BRANDYWINE
RD, BRANDYWINE, MD 20613, Parcel
No. 11-1177328, the unknown
owner's heirs, devisees, and
personal representatives and
their or any of their heirs, devisees,
executors, administrators, grantees,
assigns or successors in right, title
and interest.
Defendants.In the Circuit Court for
Prince George's County, Maryland
Case No. C-16-CV-25-007229The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following property
Parcel Identification Number
11-1177328 in Prince George's
County, sold by the Collector of
Taxes for Prince George's County
and the State of Maryland to the
plaintiff in this proceeding:2,000.0000 Acres Howard Proctors Su
Lot 4The Complaint states, among
other things, that the amounts nec-
essary for redemption have not
been paid.

It is thereupon this 29th day of December, 2025, by the Circuit Court for Prince George's County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 3rd day of March, 2026, and redeem the property with Parcel Identification Number 11-1177328 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, MarylandTrue Copy—Test:
Mahasin El Amin, Clerk**LEGALS****ORDER OF PUBLICATION**COLUMBIA LIENS LLC Plaintiff,
v.POOL OF BETHESDA MIN INTL
INC
Prince George's County, Maryland
Occupant
Unknown OwnersALL OTHER PERSONS THAT
HAVE OR CLAIM TO HAVE ANY
INTEREST IN THE PROPERTY
14333 LAUREL BOWIE RD UNIT
108, LAUREL, MD 20708, Parcel No.
10-1020387,And
ANY UNKNOWN OWNER OF
THE PROPERTY 14333 LAUREL
BOWIE RD UNIT 108, LAUREL,
MD 20708, Parcel No. 10-1020387,
the unknown owner's heirs,
devisees, and personal
representatives and their or any of
their heirs, devisees, executors,
administrators, grantees,
assigns or successors in right, title
and interest.
Defendants.In the Circuit Court for
Prince George's County, Maryland
Case No. C-16-CV-25-007251The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following property
Parcel Identification Number
10-1020387 in Prince George's
County, sold by the Collector of
Taxes for Prince George's County
and the State of Maryland to the
plaintiff in this proceeding:4,352.0000 Sq Ft & Imps Laurel
Pines ProfeThe Complaint states, among
other things, that the amounts nec-
essary for redemption have not
been paid.

It is thereupon this 29th day of December, 2025, by the Circuit Court for Prince George's County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 3rd day of March, 2026, and redeem the property with Parcel Identification Number 10-1020387 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, MarylandTrue Copy—Test:
Mahasin El Amin, Clerk

151612 (1-8-1-15-1-22)

LEGALS**ORDER OF PUBLICATION**COLUMBIA LIENS LLC Plaintiff,
v.JIN JI ZHANG
Prince George's County, Maryland
Occupant
Unknown OwnersALL OTHER PERSONS THAT
HAVE OR CLAIM TO HAVE ANY
INTEREST IN THE PROPERTY 92
OLD ENTERPRISE RD UNIT 113,
UPPER MARLBORO, MD 20774,
Parcel No. 07-0825588,And
ANY UNKNOWN OWNER OF
THE PROPERTY 92 OLD ENTER-
PRISE RD UNIT 113, UPPER
MARLBORO, MD 20774, Parcel No.
07-0825588, the unknown owner's
heirs, devisees, and personal
representatives and their or any of
their heirs, devisees, executors,
administrators, grantees, assigns or
successors in right, title and interest.
Defendants.In the Circuit Court for
Prince George's County, Maryland
Case No. C-16-CV-25-007253The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following property
Parcel Identification Number
07-0825588 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:

LEGALS**ORDER OF PUBLICATION**

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

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

And

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

Defendants.

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

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0654731 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

UNIT 2442 1,914,0000 Sq Ft & Imps Iverson Mews Condo

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

It is thereupon this 29th day of December, 2025, by the Circuit Court for Prince George's County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 3rd day of March, 2026, and redeem the property with Parcel Identification Number 06-0654731 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk

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

ORDER OF PUBLICATION

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

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

And

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

Defendants.

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

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0624957 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

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

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

It is thereupon this 29th day of December, 2025, by the Circuit Court for Prince George's County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 3rd day of March, 2026, and redeem the property with Parcel Identification Number 06-0624957 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk

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

LEGALS**ORDER OF PUBLICATION**

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

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

And

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

Defendants.

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

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

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

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

It is thereupon this 29th day of December, 2025, by the Circuit Court for Prince George's County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 3rd day of March, 2026, and redeem the property with Parcel Identification Number 06-0623231 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk

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

LEGALS**ORDER OF PUBLICATION**

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

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

And

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

Defendants.

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

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0608208 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

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

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

It is thereupon this 29th day of December, 2025, by the Circuit Court for Prince George's County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 3rd day of March, 2026, and redeem the property with Parcel Identification Number 06-0608208 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk

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

LEGALS**ORDER OF PUBLICATION**

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

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

And

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

Defendants.

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

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

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

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

It is thereupon this 29th day of December, 2025, by the Circuit Court for Prince George's County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 3rd day of March, 2026, and redeem the property with Parcel Identification Number 06-0570432 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk

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

LEGALS**ORDER OF PUBLICATION**

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

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

And

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

Defendants.

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

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0535385 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

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

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

It is thereupon this 29th day of December, 2025, by the Circuit Court for Prince George's County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 3rd day of March, 2026, and redeem the property with Parcel Identification Number 06-0535385 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk

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

LEGALS**ORDER OF PUBLICATION**

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

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7326 DONNELL PL UNIT 7326 B3, DISTRICT HEIGHTS, MD 20747, Parcel No. 06-0527580,

And

ANY UNKNOWN OWNER OF THE PROPERTY 7326 DONNELL PL UNIT 7326 B3, DISTRICT HEIGHTS, MD 20747, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.

Defendants.

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

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0527580 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

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

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

It is thereupon this 29th day of December, 2025, by the Circuit Court for Prince George's County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 3rd day of March, 2026, and redeem the property with Parcel Identification Number 06-0527580 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk

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

LEGALS**ORDER OF PUBLICATION**

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

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

And

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

LEGALS

ORDER OF PUBLICATION

COLUMBIA LIENS LLC Plaintiff, v.

DARIAN L MORGAN
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT
HAVE OR CLAIM TO HAVE ANY
INTEREST IN THE PROPERTY
4416 BLUE HERON WAY UNIT
4416, BLADENSBURG, MD 20710,
Parcel No. 02-3245339

And

ANY UNKNOWN OWNER OF
THE PROPERTY 4416 BLUE
HERON WAY UNIT 4416,
BLADENSBURG, MD 20710, Parcel
No. 02-3245339, the unknown
owner's heirs, devisees, and per-
sonal representatives and their or
any of their heirs, devisees, execu-
tors, administrators, grantees, as-
signs or successors in right, title and
interest.

Defendants.

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

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following property
Parcel Identification Number
02-3245339 in Prince George's
County, sold by the Collector of
Taxes for Prince George's County
and the State of Maryland to the
plaintiff in this proceeding:

5,535.0000 Sq Ft & Imps Hamlet
Wood A Con

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

It is thereupon this 29th day of De-
cember, 2025, by the Circuit Court
for Prince George's County, That
notice be given by the insertion of a
copy of this order in some newspaper
having a general circulation in
Prince George's County once a
week for 3 successive weeks, 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.

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

True Copy—Test:
Mahasin El Amin, Clerk

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

LEGALS

ORDER OF PUBLICATION

COLUMBIA LIENS LLC Plaintiff, v.

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

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

And

ANY UNKNOWN OWNER OF
THE PROPERTY 10501 THORNE
DR, FORT WASHINGTON, MD
20744, Parcel No. 05-0337600, the
unknown owner's heirs, devisees,
and personal representatives and
their or any of their heirs, devisees,
executors, administrators, grantees,
assigns or successors in right, title and
interest.

Defendants.

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

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following property
Parcel Identification Number
05-0337600 in Prince George's
County, sold by the Collector of
Taxes for Prince George's County
and the State of Maryland to the
plaintiff in this proceeding:

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

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

It is thereupon this 29th day of De-
cember, 2025, by the Circuit Court
for Prince George's County, That
notice be given by the insertion of a
copy of this order in some newspaper
having a general circulation in
Prince George's County once a
week for 3 successive weeks, 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 05-0295899 and
answer the complaint or thereafter
a final judgment will be entered
foreclosing all rights of redemption
in the property, and vesting in the
plaintiff a title, free and clear of all
encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk

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

ORDER OF PUBLICATION

COLUMBIA LIENS LLC Plaintiff, v.

TERENCE L & DEBORAH D P
BELL
Prince George's County, Maryland
Occupant
Unknown Owners
DEBORAH PARKER BELL
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-
ATTISVILLE, MD 20784, Parcel No.
02-0128553,

And

ANY UNKNOWN OWNER OF
THE PROPERTY 6905 DECATUR
PL, HYATTISVILLE, MD 20784, Parcel
No. 02-0128553, the unknown
owner's heirs, devisees, and per-
sonal representatives and their or
any of their heirs, devisees, execu-
tors, administrators, grantees, as-
signs or successors in right, title and
interest.

Defendants.

**In the Circuit Court for
Prince George's County, Maryland
Case No. C-16-CV-25-007283**

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

7,991.0000 Sq.Ft. Woodlawn Lot 16
Blk 15

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 newspaper
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.

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

True Copy—Test:
Mahasin El Amin, Clerk

151634 (1-8-15-1-22)

LEGALS

ORDER OF PUBLICATION

COLUMBIA LIENS LLC Plaintiff, v.

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

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

And

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

Defendants.

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

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following property
Parcel Identification Number
05-0295899 in Prince George's
County, sold by the Collector of
Taxes for Prince George's County
and the State of Maryland to the
plaintiff in this proceeding:

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

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

It is thereupon this 29th day of De-
cember, 2025, by the Circuit Court
for Prince George's County, That
notice be given by the insertion of a
copy of this order in some newspaper
having a general circulation in
Prince George's County once a
week for 3 successive weeks, 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

True Copy—Test:
Mahasin El Amin, Clerk

151635 (1-8-15-1-22)

LEGALS

ORDER OF PUBLICATION

COLUMBIA LIENS LLC Plaintiff, v.

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

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

And

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

Defendants.

**In the Circuit Court for
Prince George's County, Maryland
Case No. C-16-CV-25-007276**

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following property
Parcel Identification Number
03-3669116 in Prince George's
County, sold by the Collector of
Taxes for Prince George's County
and the State of Maryland to the
plaintiff in this proceeding:

(NEW FR 0191981 STR 05) 6.9900
Acres.

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

It is thereupon this 29th day of De-
cember, 2025, by the Circuit Court
for Prince George's County, That
notice be given by the insertion of a
copy of this order in some newspaper
having a general circulation in
Prince George's County once a
week for 3 successive weeks, 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

True Copy—Test:
Mahasin El Amin, Clerk

151636 (1-8-15-1-22)

LEGALS

ORDER OF PUBLICATION

COLUMBIA LIENS LLC Plaintiff, v.

REGINA HOWARD AND
CHARLES RIDLEY
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT
HAVE OR CLAIM TO HAVE ANY
INTEREST IN THE PROPERTY
4638 GOVERNOR KENT CT UNIT
487, UPPER MARLBORO, MD
20772, Parcel No. 03-0221663,

And

ANY UNKNOWN OWNER OF
THE PROPERTY 4638 GOVERNOR
KENT CT UNIT 487, UPPER
MARLBORO, MD 20772, Parcel No.
03-0221663, the unknown owner's
heirs, devisees, and personal rep-
resentatives and their or any of their
heirs, devisees, executors, adminis-
trators, grantees, assigns or suc-
cessors in right, title and interest.

Defendants.

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

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following property
Parcel Identification Number
03-0221663 in Prince George's
County, sold by the Collector of
Taxes for Prince George's County
and the State of Maryland to the
plaintiff in this proceeding:

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

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

It is thereupon this 29th day of De-
cember, 2025, by the Circuit Court
for Prince George's County, That
notice be given by the insertion of a
copy of this order in some newspaper
having a general circulation in
Prince George's County once a
week for 3 successive weeks, 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 03-0405886 and
answer the complaint or thereafter
a final judgment will be entered
foreclosing all rights of redemption
in the property, and vesting in the
plaintiff a title, free and clear of all
encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk

151637 (1-8-15-1-22)

LEGALS

ORDER OF PUBLICATION

COLUMBIA LIENS LLC Plaintiff, v.

PETER A & OMOBOLANIE T
MAKINDE
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT
HAVE OR CLAIM TO HAVE ANY
INTEREST IN THE PROPERTY
5632 ANNAPOLIS RD UNIT 9,
BLADENSBURG, MD 20710, Parcel
No. 02-0122705,

And

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

Defendants.

**In the Circuit Court for
Prince George's County, Maryland
Case No. C-16-CV-25-007294**

LEGALS

ORDER OF PUBLICATION

COLUMBIA LIENS LLC Plaintiff, v.

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

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

And

ANY UNKNOWN OWNER OF THE PROPERTY 12318 OLD GUNPOWDER ROAD SPUR, BELTSVILLE, MD 20705, Parcel No. 01-4021424, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.

Defendants.

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

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

15,219,000 Sq.Ft. Cross Creek Club Lot 1 Blk Z

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

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

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, MarylandTrue Copy—Test:
Mahasin El Amin, Clerk

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

LEGALS

V. Peter Markuski, Jr.
9101 Cherry Ln #207
Laurel, MD 20708
301-953-7480NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF KAREN V. BLACKWELL

Notice is given that Jovan Ashton, whose address is 2826 Patuxent River Run, Davidsonville, MD 21035, was on December 23, 2025 appointed Personal Representative of the estate of KAREN V. BLACKWELL who died on October 13, 2025 with a will.

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

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

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

JOVAN ASHTON
Personal RepresentativeCERETA A. LEE
REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY

P.O. Box 1729

UPPER MARLBORO, MD 20773-1729

Estate No. 139803

151651 (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 WHITSEL JACKSON

AKA: WHITSEL GENE JACKSON

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

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

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

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

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

STEPHANIE PARKER
Personal RepresentativeCERETA A. LEE
REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY

P.O. Box 1729

UPPER MARLBORO, MD 20773-1729

Estate No. 139813

151654 (1-8,1-15,1-22)

CAROLYN MILLER
Personal RepresentativeCERETA A. LEE
REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY

P.O. Box 1729

UPPER MARLBORO, MD 20773-1729

Estate No. 139801

151650 (1-8,1-15,1-22)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF GLADYS OLIVIA MILLER

AKA: GLADYS GENE JACKSON

Notice is given that Carolyn Miller, whose address is 8115 Muirkirk Road, Beltsville, MD 20705, was on December 23, 2025 appointed Personal Representative of the estate of GLADYS OLIVIA MILLER who died on October 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 23rd day of June, 2026.

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

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.

CAROLYN MILLER
Personal RepresentativeCERETA A. LEE
REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY

P.O. Box 1729

UPPER MARLBORO, MD 20773-1729

Estate No. 139801

151650 (1-8,1-15,1-22)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LILLIE MAE JEFFERIS

AKA: LILLIE JEFFERIS

Notice is given that Charles Jeffery Jr., whose address is 1131 Ingate Rd, Baltimore, MD 21227, was on December 29, 2025 appointed Personal Representative of the estate of MARY L PEACE who died on November 2, 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 23rd day of June, 2026.

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LILLIE MAE JEFFERIS

AKA: LILLIE JEFFERIS

Notice is given that Charles Jeffery Jr., whose address is 1131 Ingate Rd, Baltimore, MD 21227, was on December 29, 2025 appointed Personal Representative of the estate of MARY L PEACE who died on November 2, 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 23rd day of June, 2026.

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LILLIE MAE JEFFERIS

AKA: LILLIE JEFFERIS

Notice is given that Charles Jeffery Jr., whose address is 1131 Ingate Rd, Baltimore, MD 21227, was on December 29, 2025 appointed Personal Representative of the estate of MARY L PEACE who died on November 2, 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 23rd day of June, 2026.

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LILLIE MAE JEFFERIS

AKA: LILLIE JEFFERIS

Notice is given that Charles Jeffery Jr., whose address is 1131 Ingate Rd, Baltimore, MD 21227, was on December 29, 2025 appointed Personal Representative of the estate of MARY L PEACE who died on November 2, 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 23rd day of June, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 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

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 Wal-lace 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)

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.

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.

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)

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)

LEGALS

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 Obianyo, 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)

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)

LEGALS

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 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.

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)

LEGALS**LEGALS**

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 0Q, 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 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 co-personal representative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

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

MICHELLE 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. 138692
 151798 (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
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 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 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)

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

5716 SILK TREE DRIVE
RIVERDALE, MD 20737

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

JANUARY 27, 2026 AT 11:30 AM

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

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

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

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

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

Richard E. Solomon, et al.,
Substitute Trustees

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

151602

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

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

12212 APACHE TEAR CIRCLE
LAUREL, MD 20708

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

JANUARY 27, 2026 AT 11:30 AM

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

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

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

Richard E. Solomon, et al.,
Substitute Trustees

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

151663

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

5702 NEWTON STREET
CHEVERLY, MD 20784

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

JANUARY 27, 2026 AT 11:30 AM

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

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

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

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

Richard E. Solomon, et al.,
Substitute Trustees

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

151665

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

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

13804 KING FREDRICK WAY
UPPER MARLBORO, MD 20772

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

JANUARY 27, 2026 AT 11:30 AM

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

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

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

Richard E. Solomon, et al.,
Substitute Trustees

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

151664

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

11301 WYCOMBE PARK LANE
GLENN DALE, MD 20769

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

JANUARY 27, 2026 AT 11:30 AM

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

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

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

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

Richard E. Solomon, et al.,
Substitute Trustees

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

151603

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

5810 CHESTNUT HILL ROAD
COLLEGE PARK, MD 20740

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

JANUARY 27, 2026 AT 11:30 AM

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

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

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

Richard E. Solomon, et al.,
Substitute Trustees

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

151666

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 - ZOEY'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-

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nomic 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 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-lettering; and generally regarding animal control in the County.
ENACTED: 11/18/2025; SIGNED: 12/8/2025; 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 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 County Council's authority to implement personnel procedures; revising the grounds for performance-related disciplinary actions; and generally regarding County personnel law.
ENACTED: 11/18/2025; SIGNED: 2/2/2026BY ORDER OF THE COUNTY COUNCIL
PRINCE GEORGE'S COUNTY, MARYLAND
Krystal Oriadha, ChairATTEST:
Donna J. Brown
Clerk of the CouncilCopies 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 20774View 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

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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-

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NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRSTO 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)

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRSTO ALL PERSONS INTERESTED
IN THE ESTATE OF
FRANK L. MADSEN, JR.

Notice is given that Sharon Breden, whose address is 14285 Round Hill Road, King George, VA 22485, was on December 29, 2025 appointed Personal Representative of the estate of FRANK L. MADSEN, JR., who died on January 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.

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.

SHARON BREDEN
Personal Representative

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

Estate No. 136417
151805 (1-22,1-29,2-5)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRSTO 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 Doresa 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
DORESA 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)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRSTO ALL PERSONS INTERESTED
IN THE ESTATE OF
OTAMERE ORONSAYE

Notice is given that Kenisha Scott, whose address is 3001 Bellevue Avenue, Cheverly, Maryland 20785, and Renee Jamison, whose address is 7712 Beechnut Road, Capitol Heights, Maryland 20743, were on December 23, 2025 appointed Co-Personal Representatives of the estate of OTAMERE ORONSAYE who died on September 16, 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 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.

KENISHA SCOTT
RENEE JAMISON
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. 131433
151808 (1-22,1-29,2-5)

LEGALS

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

NOTICE TO CREDITORS OF
APPOINTMENT OF
FOREIGN PERSONAL
REPRESENTATIVE

NOTICE IS GIVEN that the Superior Court of Washington county, District of Columbia appointed Princess Farris, whose address is 16788 North Fork Ridge Dr, Florissant, MO 63034, as the Personal Representative of the Estate of Ethel Gore who died on February 21, 2022 domiciled in Washington, DC.

The Maryland resident agent for service of process is Corinne G. Rosen, whose address is 14642 Bauer Drive, Rockville, Maryland 20853.

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

PRINCE GEORGE'S COUNTY

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

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

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

PRINCESS FARRIS
Foreign Personal Representative

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

Estate No. 139425
151809 (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
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 Tecl, 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.

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

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

(2) 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. Claim forms may be obtained from the Register of Wills.

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRSTO ALL PERSONS INTERESTED
IN THE ESTATE OF
ANDREW COOLIDGE WALLS

Notice is given that Roland Coolidge Walls, whose address is 13705 Edelen Dr, Bryantown, 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 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.

ROLAND COOLIDGE WALLS
Personal Representative

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRSTO ALL PERSONS INTERESTED
IN THE ESTATE OF
JONATHAN DAVID PETERSON

Notice is given that Robin L. Hamilton, whose address is 3639 Elder Oaks Blvd #9203, Bowie, MD 20716, was on January 13, 2026 appointed personal representative of the small estate of Jonathan David Peterson who died on November 25, 2025 with a will.

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

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

ROBIN L HAMILTON
Personal Representative

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRSTO ALL PERSONS INTERESTED
IN THE ESTATE OF
GREGORIO A ROY

Notice is given that Rolando D. Roy, whose address is 12509 Kemmerton Ln, Bowie, MD 20715, and Mario D. Roy, whose address is 12509 Kemmerton Ln, Bowie, MD 20715, were on January 13, 2026 appointed co-personal representatives of the small estate of Gregorio A. Roy who died on November 10, 2025 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment 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 co-personal representatives 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 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 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.

ROLANDO D ROY
MARIO D ROY
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. 140094
151747 (1-22)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRSTO ALL PERSONS INTERESTED
IN THE ESTATE OF
GEORGE P RATTE

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

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF SHIRLEY HAYWOOD
AKA: SHIRLEY JEAN HAYWOOD

Notice is given that Penny Frances Burke, whose address is 15700 Plowman Dr, Laurel, MD 20707-3269, and Danielle Margaret Huber, whose address is 1320 River Rd, Pasadena, MD 21122-2326, were on January 12, 2026 appointed co-personal representatives of the small estate of Shirley Haywood who died on November 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 co-personal representatives of 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 co-personal representatives 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 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 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.

PENNY FRANCES BURKE
DANIELLE MARGARET HUBER
 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. 140058
 151762 (1-22)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF TYRAE M SMITH

Notice is given that Charline Smith, whose address is 8711 Kitama Dr, Clinton, MD 20735-3181, was on January 12, 2026 appointed personal representative of the small estate of Tyrae M Smith, who died on June 9, 2025 without a will.

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

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

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

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

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

CHARLINE 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. 140050
 151765 (1-22)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF CHRISTOPHER ANINYE

Notice is given that Irene Aninye, whose address is 7404 Frostwood Cir, Laurel, MD 20707-9448, was on January 12, 2026 appointed personal representative of the small estate of Christopher Aninye, who died on October 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.

IRENE ANINYE
 Personal Representative

CERETA A. LEE
 REGISTER OF WILLS FOR
 PRINCE GEORGE'S COUNTY
 P.O. BOX 1729
 UPPER MARLBORO, MD 20773-1729
 Estate No. 140051
 151766 (1-22)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF REGINA D HODGES CORNETT

Notice is given that Romelia Legendre, whose address is 1205 Clover St, Accokeek, MD 20607-2907, was on January 8, 2026 appointed personal representative of the small estate of Regina D Hodges Cornett, who died on January 21, 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 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.

ROMELIA LEGENDRE
 Personal Representative

CERETA A. LEE
 REGISTER OF WILLS FOR
 PRINCE GEORGE'S COUNTY
 P.O. BOX 1729
 UPPER MARLBORO, MD 20773-1729
 Estate No. 140001
 151767 (1-22)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF HELEN R MARTIN

Notice is given that Mitzi F Martin, whose address is 14413 Jericho Park Rd, Bowie, MD 20715, was on January 8, 2026 appointed personal representative of the small estate of Helen R Martin, who died on October 28, 2025 without a will.

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

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

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

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

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

MITZI F MARTIN
 Personal Representative

CERETA A. LEE
 REGISTER OF WILLS FOR
 PRINCE GEORGE'S COUNTY
 P.O. BOX 1729
 UPPER MARLBORO, MD 20773-1729
 Estate No. 140015
 151768 (1-22)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF CHARLES EDWARD ENGLEHART

Notice is given that Annette Parks, whose address is 12101 Long Ridge Ln, Bowie, MD 20715, was on January 7, 2026 appointed personal representative of the small estate of Charles Edward Englehart, who died on July 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 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 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.

ANNETTE PARKS
 Personal Representative

CERETA A. LEE
 REGISTER OF WILLS FOR
 PRINCE GEORGE'S COUNTY
 P.O. BOX 1729
 UPPER MARLBORO, MD 20773-1729
 Estate No. 139979
 151769 (1-22)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARY ANN BANKS

Notice is given that Dominick Fitzgerald Banks, whose address is 3306 Shalbourne Ln, Upper Marlboro, MD 20774-9094, and Donald Banks, whose address is 6302 Langdon Ln, Lanham, MD 20706-2392, were on December 15, 2025 appointed co-personal representatives of the estate of SUZANNE B GIMBRERE who died on October 12, 2025 with a will.

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

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

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

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

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

(2) Thirty days after the 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.

Dominick Fitzgerald Banks
 Donald Banks
 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. 139021
 151772 (1-22)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF SUZANNE B GIMBRERE

Notice is given that Peter Frans Gimbrere, whose address is 21200 Beallsville Rd, Dickerson, MD 20842-9066, was on January 13, 2026 appointed Personal Representative of the estate of SUZANNE B GIMBRERE who died on October 12, 2025 with a will.

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

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

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

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

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

(2) 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.

Peter Frans Gimbrere
 Personal Representative

CERETA A. LEE
 REGISTER OF WILLS FOR
 PRINCE GEORGE'S COUNTY
 P.O. BOX 1729
 UPPER MARLBORO, MD 20773-1729
 Estate No. 140074
 151774 (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 BETTY JEAN HOLDEN

Notice is given that Bernita Holden, whose address is 4213 Flam Street, Fort Washington, MD 20744, was on January 9, 2026 appointed Personal Representative of the estate of BETTY JEAN HOLDEN who died on November 2, 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 of the decedent shall file their objections with the Register of Wills on or before the 9th 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 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 9th day of July, 2026.

Bernita Holden
 Personal Representative

CERETA A. LEE
 REGISTER OF WILLS FOR
 PRINCE GEORGE'S COUNTY
 P.O. BOX 1729
 UPPER MARLBORO, MD 20773-1729
 Estate No. 139953
 151775 (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 LEROY CARLTON JONES

Notice is given that Tamiko Feltenberger, whose address is 4018 Bridge Ridge Rd, Upper Marlboro, MD 20772, was on January 7, 2026 appointed Personal Representative of the estate of LEROY CARLTON JONES who died on November 26, 2025 with a will.

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

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

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-PRETLLOW 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, 2025.

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 PELLITERE
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)

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 Francinges, 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 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 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 FRANCINGUES
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
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 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 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 7, 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 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 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.

EVAN 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 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 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.

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)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ROMA STRICKLAND

Notice is given that Taiwanna 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 a claim 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 claims within thirty days from the mailing or other delivery of the notice. A claim not served or filed within that time, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

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)

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.

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) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of

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