

LEGALS

LEGALS

LEGALS

LEGALS

Estate No. 139250
151965 (2-12,2-19,2-26)

Serving Prince George's County Since 1932

LEGALSLegal Notice

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CLAUDE ALVIN SANDERS SR

Notice is given that Claude Alvin Sanders Jr, whose address is 10048 Wamsley Ct, White Plains, MD 20695, was on January 21, 2026 appointed Personal Representative of the estate of **CLAUDE ALVIN SANDERS SR**, who died on November 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 21st 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 21st 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.

CLAUDE ALVIN SANDERS 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. 140079

151907

(2-5,2-12,2-19)

Estate No. 139952

151908

(2-5,2-12,2-19)

LEGALSLegal Notice

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DAVID JUNIOR SUTTON

Notice is given that David Jerome Sutton, whose address is 33 Finley Ridge Way, Greensboro, NC 27455, was on January 22, 2026 appointed Personal Representative of the estate of **DAVID JUNIOR SUTTON**, who died on September 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 22nd 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 22nd 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.

DAVID JEROME SUTTON
Personal Representative

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

Estate No. 139589

151909

(2-5,2-12,2-19)

Estate No. 140065

151906

(2-5,2-12,2-19)

LEGALSLegal Notice

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

ORDER OF PUBLICATION
BY POSTING

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
OLIVIA TAYLOR PULLER

Notice is given that Jasmine Griffin, whose address is 12120 Chip Shot Ln, Upper Marlboro, MD 20772-7958, was on January 21, 2026 appointed Personal Representative of the estate of **OLIVIA TAYLOR PULLER**, who died on October 12, 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 21st 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 21st 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.

JASMINE GRIFFIN
Personal Representative

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

Estate No. 135567

151905

(2-5,2-12,2-19)

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

**2101 RITCHIE ROAD
DISTRICT HEIGHTS, MD 20747**

By authority contained in a Deed of Trust dated February 24, 2016 and recorded in Liber 37988, Folio 540, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$128,129.00, and an interest rate of 4.375%, 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 24, 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.

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

Estate No. 151916

151916

(2-5,2-12,2-19)

The Prince George’s Post Newspaper

Call: (301) 627-0900

Email: bboice@pgpost.com

Serving Prince George's County Since 1932

LEGALS

CITY OF SEAT PLEASANT
LEGISLATION ADOPTED
CITY COUNCIL PUBLIC SESSION
MONDAY, JANUARY 5, 2026

ORDINANCE O-26-10

AN ORDINANCE concerning:

AMENDMENT OF THE FISCAL YEAR 2025-2026 BUDGET
FOR THE CITY OF SEAT PLEASANT, MARYLAND

SECTION 1. BE IT ORDAINED BY THE SEAT PLEASANT CITY COUNCIL that the 2025-2026 Budget of the City of Seat Pleasant, as enacted by Ordinance O-25-13, adopted on May 12, 2025, shall be amended for the purpose of establishing an expense account for the new Seat Pleasant Public Safety Complex and Economic Development Grant.

RESOLUTION R-26-08

A RESOLUTION to the APPOINTMENT OF A CITY MANAGER (CHIEF OPERATING OFFICER) FOR THE CITY OF SEAT PLEASANT. THE CITY COUNCIL APPOINTED ANGELA FRENCH-BELL AS THE CITY MANAGER.

CITY OF SEAT PLEASANT
LEGISLATION ADOPTED
CITY COUNCIL PUBLIC SESSION
MONDAY, FEBRUARY 9, 2026

ORDINANCE O-26-11

AMENDMENT OF THE FISCAL YEAR 2025-2026 BUDGET
FOR THE CITY OF SEAT PLEASANT, MARYLAND

SECTION 1. BE IT ORDAINED BY THE SEAT PLEASANT CITY COUNCIL that the 2025-2026 Budget of the City of Seat Pleasant, as enacted by Ordinance O-25-13, adopted on May 12, 2025, shall be amended to include Salaries and FICA increase to support Police Department Approved Retention Plan for Public Safety and Automated Enforcement, and City Clerk Professional Development.

Copies of this legislation are available from the Office of the City Clerk at:

City Hall
6301 Addison Rd
Seat Pleasant, Maryland 20743-2125

152041 (2-19,2-26)

LEGALS

NOTICE OF PUBLIC HEARING
CITY OF LAUREL, MARYLAND, BOARD OF APPEALS
THURSDAY, FEBRUARY 26, 2026
6:00 P.M.

Appeal Application No. 977- Andrew McCubbin- 325 Gorman Avenue Laurel, MD 20707

“The Applicant is requesting various remedies from the Board of Appeals in connection with the unpermitted construction of a garage after a Stop Work Order was issued by the City of Laurel Department of the Fire Marshal and Permit Services based on the Director for the Department of Fire Marshal and Permit Services determination that a valid building permit was required prior to commencing construction.”

This meeting will be in the Council Chambers of the Laurel Municipal Center, 8103 Sandy Spring Road, Laurel, MD 20707 at 6:00 p.m. The public is invited to attend and testify. Call 301-725-5300 Ext. 2303 for information.

152044 (2-19)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
TARA MARIE BACOTE

Notice is given that Brenda Kirkland, whose address is 12204 Foxhill Ln, Bowie, MD 20715-2514, was on July 15, 2025 appointed Personal Representative of the estate of TARA MARIE BACOTE, who died on May 16, 2025 without a will.

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

All 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 15th day of January, 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.

BRENDA KIRKLAND
Personal Representative

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

Estate No. 137932

152034 (2-19,2-26,3-5)

Naomi Littlefield, Esquire
Naomi Littlefield Law, LLC
44 Ridge Road, Unit C
Greenbelt, MD 20770
202-246-1072

NOTICE TO CREDITORS OF
APPOINTMENT OF
FOREIGN PERSONAL
REPRESENTATIVE

NOTICE IS GIVEN that the Probate Court of Butler county, Ohio appointed Benjamin C. Vore, whose address is 8679 Arcturus Drive, Cincinnati, OH 45249, as the Executor of the Estate of Anne L. Vore who died on July 8, 2025 domiciled in Ohio, USA.

The Maryland resident agent for service of process is Naomi Littlefield, whose address is 44 Ridge Road, Unit C, Greenbelt, MD 20770.

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

BENJAMIN C. VORE
Foreign Personal Representative

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

Estate No. 140321

152039 (2-19,2-26,3-5)

LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, FEBRUARY 24, 2026
COUNCIL HEARING ROOM
WAYNE K. CURRY ADMINISTRATION BUILDING
1301 MCCORMICK DRIVE
LARGO, MARYLAND
<https://pgccouncil.us/LIVE>

10:30 A.M.

Notice is hereby given that on Tuesday, February 24, 2026, the County Council of Prince George's County, Maryland, will hold the following public hearing:

COUNCIL RESOLUTION:

CR-001-2026 (DR-2) A RESOLUTION CONCERNING MARYLAND NATIONAL-CAPITAL PARK AND PLANNING COMMISSION for the purpose of approving a certain transfer of appropriations within the Park and Recreation Funds of the Approved Fiscal Year 2026 Operating Budget of the Maryland-National Capital Park and Planning Commission.

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

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

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

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

ATTEST:
Donna J. Brown
Clerk of the Council

151987 (2-12,2-19)

LEGALS

PRINCE GEORGE’S COUNTY, MARYLAND
WAGE DETERMINATION BOARD
1400 McCormick Drive, Suite 200
Largo, Maryland 20774
301-883-6255
prevailingwage@co.pg.md.us

PREVAILING HIGHWAY CONSTRUCTION WAGE RATES

On December 17, 2025, the Prince George’s County Wage Determination Board adopted the following schedule of prevailing hourly rates of wages to be paid to workers employed on Prince George’s County public works highway construction projects bid effective February 10, 2026.

Workers employed by contractors and subcontractors in the execution of any contract for public works are to be paid not less than the prevailing hourly rates of wages applicable to straight time and overtime work. Reference: Prince George’s County Code, Division 14, Section 2-247 through 2-253.5 inclusive.

Classification	Basic Hourly Rate	Fringe Rate
Bricklayer	\$38.80	\$15.57
Carpenter	\$34.00	\$12.84
Cement Mason	\$28.23	\$9.96
Electrician	\$43.20	\$16.62
HVAC / Refrigeration Service	\$50.27	\$23.99
Ironworker Reinforcing	\$29.00	\$23.32
Ironworker Structural	\$36.10	\$25.52
Laborer (Skilled):	\$29.47	\$9.10
Air Tool Operator	\$29.47	\$9.10
Asphalt Paver	\$29.47	\$9.10
Asphalt Raker	\$29.47	\$9.10
Concrete Tender	\$29.47	\$9.10
Finisher (Concrete / Cement)	\$29.47	\$9.10
Flagger	\$29.47	\$9.10
Form Setter	\$29.47	\$9.10
Hazardous Material Handler	\$29.47	\$9.10
Landscaping	\$29.47	\$9.10
Luteman	\$29.47	\$9.10
Pipelaye	\$29.47	\$9.10
Roller	\$29.47	\$9.10
Skid Steer (Bobcat)	\$29.47	\$9.10
Tamper	\$29.47	\$9.10
Laborer (Unskilled / Common)	\$28.10	\$9.01
Millwright	\$35.00	\$13.49
Painter	\$45.00	\$21.43
Painter - Bridge	\$44.18	\$16.08

Power Equipment Operators:		
Asphalt Distributor, Liquid	\$18.45	\$5.75
Backhoe	\$28.00	\$6.87
Boom Truck	\$23.78	\$6.87
Bulldozer	\$28.50	\$7.70
Crane	\$25.29	\$6.30
Excavator	\$30.00	\$7.70
Gradall	\$27.00	\$6.87
Grader	\$23.15	\$1.78
Loader	\$23.00	\$7.70
Milling Machine	\$28.00	\$6.00
Mechanic	\$26.16	\$6.87
Oiler	\$19.50	\$1.78
Paver	\$23.78	\$6.87
Piledriver	\$31.89	\$11.98
Roller - Base	\$23.62	\$7.70
Roller - Finish	\$20.00	\$2.50
Scraper	\$19.25	\$3.97
Sweeper	\$19.50	\$0.00
Screedman / Raker	\$26.00	\$7.09
Steamfitter / Pipefitter	\$50.27	\$23.99
Stone Mason	\$45.65	\$21.51
Terrazzo Finisher, Marble & Tile	\$28.09	\$12.59
Terrazzo Worker, Marble & Tile	\$34.34	\$14.50
Truck Driver (Dump Truck)	\$22.57	\$0.00
Truck Driver (Tractor Trailer)	\$21.88	\$2.28

152046 (2-19)

LEGALS

PRINCE GEORGE’S COUNTY, MARYLAND
WAGE DETERMINATION BOARD
1400 McCormick Drive, Suite 200
Largo, Maryland 20774
301-883-6255
prevailingwage@co.pg.md.us

PREVAILING BUILDING CONSTRUCTION WAGE RATES

On December 17, 2025, the Prince George’s County Wage Determination Board adopted the following schedule of prevailing hourly rates of wages to be paid to workers employed on Prince George’s County public works building construction projects bid effective February 10, 2026.

Workers employed by contractors and subcontractors in the execution of any contract for public works are to be paid not less than the prevailing hourly rates of wages applicable to straight time and overtime work. Reference: Prince George’s County Code, Division 14, Section 2-247 through 2-253.5 inclusive.

Classification	Basic Hourly Rate	Fringe Rate
Asbestos Worker	\$39.27	\$19.42
Balancing Technician	\$50.92	\$22.78
Boilermaker	\$38.76	\$17.51
Bricklayer	\$38.80	\$15.57
Carpenter	\$34.41	\$14.49
Caulker	\$20.30	\$4.80
Cement Mason	\$28.15	\$10.58
Communication Installer	\$33.04	\$12.36
Technician		
Demolition	\$29.66	\$9.02
Electrician	\$56.30	\$22.16
Elevator Construction Mechanic	\$54.77	\$43.57
Fire Proofer (Handler)	\$18.90	\$4.89
Fire Proofer (Mixer / Pumper)	\$20.83	\$4.89
Fire Proofer (Sprayer)	\$25.17	\$4.89
Firestopper (Asbestos Worker)	\$29.41	\$9.48
Glazier	\$35.60	\$14.41
HVAC / Refrigeration Service	\$52.27	\$24.58
Insulator	\$40.02	\$19.92
Ironworker Reinforcing	\$29.00	\$21.37
Ironworker Structural	\$37.86	\$26.22

Laborer (Skilled):	\$29.05	\$9.01
Air Tool Operator	\$29.66	\$9.01
Asphalt Paver	\$29.66	\$9.01
Asphalt Raker	\$29.66	\$9.01
Concrete Tender	\$29.66	\$9.01
Finisher (Concrete / Cement)	\$29.66	\$9.01
Flagger	\$29.66	\$9.01
Form Setter	\$29.66	\$9.01
Hazardous Material Handler	\$29.66	\$9.01
Landscaping	\$29.66	\$9.01
Luteman	\$29.66	\$9.01
Pipelaye	\$29.66	\$9.01
Skid Steer (Bobcat)	\$29.66	\$9.01
Tamper	\$29.66	\$9.01
Laborer (Unskilled / Common)	\$27.79	\$8.72
Mason Tender	\$16.60	\$6.81
Milling Machine	\$27.00	\$1.83
Millwright	\$38.49	\$15.86
Painter	\$28.55	\$11.87
Painter (Drywall Finisher)	\$28.55	\$11.87
Painter (Industrial)	\$35.55	\$15.28
Plasterer	\$29.70	\$7.48
Plumber	\$51.25	\$23.10

Power Equipment Operators:		
Backhoe	\$31.17	\$6.87
Boom Truck	\$34.08	\$9.80
Bulldozer	\$30.50	\$6.02
Concrete Pump	\$19.48	\$9.59
Crane (Tower Crane)	\$46.78	\$13.10
Drill Rig	\$41.47	\$11.60
Excavator	\$34.80	\$11.60
Forklift	\$20.22	\$6.81
Gradall	\$26.00	\$6.87
Loader	\$29.30	\$8.65
Mechanic	\$28.28	\$7.74
Paver	\$23.78	\$6.87
Piledriver	\$33.07	\$12.30
Roller	\$22.07	\$7.50
Scraper	\$22.10	\$5.12
Roofer	\$33.56	\$14.71
Screed	\$26.00	\$1.86
Sheetmetal Worker	\$50.92	\$23.18
Skid Loader	\$26.25	\$1.47
Soft Floor Layer	\$34.12	\$14.86
Sprinkler Fitter	\$37.15	\$19.49
Steamfitter / Pipefitter	\$52.27	\$24.58
Stone Mason	\$45.65	\$21.51
Terrazzo Finisher, Marble & Tile	\$28.09	\$12.59
Terrazzo Worker, Marble & Tile	\$34.34	\$14.50
Truck Driver	\$26.00	\$8.95
Truck Driver (Dump Truck)	\$25.00	\$5.70
Truck Driver (End Dump)	\$26.50	\$2.37
Truck Driver (Low Boy)	\$27.17	\$2.76
Truck Driver (Tack Truck)	\$27.00	\$1.93
Truck Driver (Tractor Trailer)	\$31.07	\$13.10
Water Truck Driver	\$24.00	\$1.71

152047 (2-19)

LEGALS

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

In The Estate Of:
JOHN H. WALLER
Estate No.: 138936

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Erica T. Davis for judicial probate of the will dated February 11, 2019 and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on March 23, 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

NOTICE

Laura H.G. O’Sullivan, et al.,
Substitute Trustees

Plaintiffs

vs.

Estate of Welvin Goodwin AKA
Welvin C. Goodwin

Defendant

IN THE CIRCUIT COURT FOR
PRINCE GEORGE’S COUNTY,
MARYLAND

CIVIL NO. C-16-CV-25-003542

ORDERED, this 13th day of February, 2026 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 306 Heyse Court, Fort Washington, Maryland 20744 mentioned in these proceedings, made and reported by Laura H.G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 13th day of March, 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 13th day of March, 2026, next.

The report states the amount of sale to be \$362,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

152011 (2-19,2-26) 152045 (2-19,2-26,3-5)

THIS COULD BE YOUR AD!

Call 301-627-0900 for a quote.

To Subscribe Call
The Prince George’s
Post at
301-627-0900

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:

Go Prince George’s: The Preliminary Countywide Master Plan of Transportation (CR-079-2021)

To view the Council Resolution (CR-079-2021) initiating the Countywide Functional Master Plan of Transportation, please visit the Legislative Branch website, <https://princegeorgescountymd.legistar.com/Legislation.aspx>

PUBLIC HEARING DATE/TIME: Tuesday, March 24, 2026, at 6:00 p.m.

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

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

PURPOSE OF PUBLIC HEARING: To give interested persons the opportunity to attend and provide public comment concerning the Preliminary Countywide Master Plan of Transportation.

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 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.

Register to speak, in advance, 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, April 11, 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://pgc-council.us/DocumentCenter/View/3890/District-Council-Rules-of-Procedure>

The Countywide Master Plan of Transportation can be viewed online at <https://pgplan.org/GO>, or a physical copy is available for review on site at no cost at the following locations:

- Prince George’s County Public Memorial Library System Locations (<https://www.pgcmils.info/map-of-branches>)
- M-NCPPC Prince George’s County Community & Recreation Centers
- M-NCPPC Planning Information Services, 1616 McCormick Drive, Largo, MD 20774

For additional information, contact the GO Prince George’s Functional Master Plan Team
M-NCPPC, Prince George’s County Planning Department, Countywide Planning Division
1616 McCormick Drive
Largo, MD 20774
gopgc@mncppc.org
301-952-3084

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

ATTEST:
Donna J. Brown
Clerk of the County Council

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

ATTEST:
Gavin Cohen
Secretary-Treasurer

152043 (2-19)

LEGALS

CITY OF COLLEGE PARK
PUBLIC NOTICE

REVISION NEW DATE: The City of College Park will be installing stop sign monitoring systems in accordance with §21-707.1 of the Maryland Transportation Article and Ordinance O-11-2025. These monitors will be located at Edgewood Rd E at 52nd Pl, St Andrews Pl SW at Davidson St, Rhode Island Ave S at Lakeland Rd, College Ave W at Yale Ave, and Calvert Rd W at Rhode Island Ave. Ticketing for violations will begin on March 16, 2026. Violations for a stop sign infraction will be \$40. For questions regarding this program, you can reach the city’s office at 240.487.3500 or visit collegeparkmd.gov.

152042 (2-19)

LEGAL NOTICE

CITY OF BOWIE, MD

Charter Amendment Resolution CAR-3-25 Amending "Voter Registration, Filing of Candidacy, and Elections" (Sections 21 Through 37) of the City Charter.

Introduced by the Council of the City of Bowie, Maryland on December 1, 2025, and passed by the Council of the City of Bowie, Maryland on January 20, 2026.

Alfred D. Lott
City Manager

151862 (1-29,2-5,2-12,2-19)

LEGALS

ORDER OF PUBLICATION

WILBARGER, LLC
P.O. Box 2367
Denver, Colorado 80201

Plaintiff

Vs.

C G WILLIAMS & ASSOCIATES, LLC
C/o Barbara P. Williams,,
Last known Resident Agent and Officer
8908 Scheurer Street
Springdale, Maryland 20774

And

UNKNOWN OWNER OF PROPERTY 6.29 Acres., 000000 Laurel Bowie Road, Map 029, Grid D3, Parcel 0177, Acct No. 14-1631159 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

and

THE COUNTY OF PRINCE GEORGE’S
Serve on: Rhonda L. Weaver
County Attorney
1301 McCormick Drive
Suite 4100
Largo, Maryland 20774

And all other persons having or claiming to have an interest in 6.29 Acres., 000000 Laurel Bowie Road, Account Number 14-1631159

Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY, CASE NO.: C-16-CV-26-000528

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, 6.29 Acres., 000000 Laurel Bowie Road, Account Number 14-1631159 and assessed to C G Williams & Associates, LLC, and sold by the Collector of Taxes for Prince George’s County and the State of Maryland to the Plaintiffs in these proceedings:

6.29 Acres., 000000 Laurel Bowie Road
District 14, Map 029, Grid D3, Parcel 0177, Acct No.: 1631159

The complaint states, among other things, that the amounts necessary for redemption have not been paid, although the required time for filing a Complaint has elapsed.

It is thereupon this 2nd day of February, 2026, by the Circuit Court for Prince George’s County,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation once a week for three successive weeks, before the 27th day of February, 2026, warning all persons interested in said property to be and appear in this Court by the 7th day of April, 2026, to redeem the property, 6.29 Acres., 000000 Laurel Bowie Road, Account Number 14-1631159, and answer the Complaint of or thereafter a final decree will be rendered foreclosing all rights of redemption in the property and vesting in the Plaintiff, WILBARGER, LLC, a title free and clear of all encumbrances, except for ground rents.

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

True Copy—Test:
Mahasin El Amin, Clerk
151925 (2-5,2-12,2-19)

LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC

Plaintiff

vs.

MATTIE B JACKSON,
MARK S PETRAUSKAS,
TRUSTEE,
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR STATE OF MARYLAND,
ANTHONY J. MOHAN,
TRUSTEE,
FOUNDATION FINANCE COMPANY, LLC
PRINCE GEORGE’S COUNTY, MARYLAND

AND

All persons having or claiming to have an interest in the property situate and lying in Prince George’s County and known as 6305 SUNVALLEY TER

AND

Unknown Owner of the property 6305 SUNVALLEY TER described as follows: Property Tax ID 06-0452201 on the Tax Roll of Prince George’s County, 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 in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE’S COUNTY CASE NO.: C-16-CV-26-000507

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property described below in the State of Maryland, sold by the Collector of Taxes for Prince George’s County and the State of Maryland to the Plaintiff in this proceeding:

Plat 1
2,125.0000 Sq.Ft & Imps. Valley-brooke Towne Lot 15 Asmt \$240,700 lib 08360 Fl 620 and assessed to Jackson Mattie B.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months (or nine months if the Property was listed as a Principal Residence by the Maryland Department of Assessments and Taxation on the date of the sale) from the date of sale have expired.

It is thereupon this 2nd day of February, 2026, by the Circuit Court for Prince George’s County:

ORDERED, 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 three (3) successive weeks on or before the 27th day of February, 2026, warning all persons interested in the property to appear in this Court by the 7th day of April, 2026 and redeem the property described above 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
151924 (2-5,2-12,2-19)

LEGALS

NOTICE

Richard E. Solomon
Richard J. Rogers
Michael McKeefery
Christianna Kersey
Kyle Blackstone
Jason Murphy
Brandon Ewing
1099 Winterson Road, Suite 301
Linthicum Heights, MD 21090

Substitute Trustees,
Plaintiffs

v.

Thais White

AND

Claudette White

14118 Wainwright Court
Bowie, MD 20715

Defendant

In the Circuit Court for Prince George’s County, Maryland Case No. C-16-CV-25-003337

Notice is hereby given this 29th day of January, 2026, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 2nd day of March, 2026, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 2nd day of March, 2026.

The Report of Sale states the amount of the foreclosure sale price to be \$414,756.58. The property sold herein is known as 14118 Wainwright Court, Bowie, MD 20715.

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

True Copy—Test:
Mahasin El Amin, Clerk
151914 (2-5,2-12,2-19)

Irene Elizabeth Zohn
Tara K. Frame, Esq.
8562 Fort Smallwood Rd
Pasadena, MD 21122
410-255-0373

NOTICE TO CREDITORS OF APPOINTMENT OF FOREIGN PERSONAL REPRESENTATIVE

NOTICE IS GIVEN that the Circuit Court of Orange county, Florida appointed Irene Elizabeth Zohn, whose address is 4418 Chesapeake Street NW, Washington, DC 20016, as the Personal Representative of the Estate of Milton Zohn who died on September 12, 2025 domiciled in Orange County, Florida.

The Maryland resident agent for service of process is Tara K. Frame, whose address is 8562 Fort Smallwood Rd, Pasadena, MD 21122.

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

IRENE ELIZABETH ZOHN
Foreign Personal Representative

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

Estate No. 140189
151911 (2-5,2-12,2-19)

LEGALS

Lauren J. Mullins
6200 Targon Court
Fort Washington, MD 20744
301-567-8278

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
MARY LIZA BROWN

Notice is given that Gloria Brown Burnett, whose address is 11408 Prospect Court, Glenn Dale, Maryland 20769, was on January 21, 2026 appointed Personal Representative of the estate of MARY LIZA BROWN, who died on October 2, 2025 without a will.

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

All 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 21st 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 21st 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.

GLORIA BROWN BURNETT
Personal Representative

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

Estate No. 140156
151902 (2-5,2-12,2-19)

LEGALS

PRINCE GEORGE’S COUNTY GOVERNMENT

BOARD OF LICENSE COMMISSIONERS

NOTICE OF PUBLIC HEARING

Applications for the following alcoholic beverage licenses will be accepted by the Board of License Commissioners for Prince George’s County on February 26, 2026, will be heard on April 28, 2026. Those licenses are:

Class B, Beer Wine and Liquor – 17 BL 216, 17 BL 217, 17 BL 218 17 BL 219

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

A virtual hearing will be held via Zoom on Wednesday, March 4, 2026, at 7:00 p.m. and Wednesday, March 11, 2026, at 7:00 p.m. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC’s website at <http://bolc.mypgpc.us> or you may email BLC@co.pg.md.us to request the link. The Board will consider the agenda as posted that day.

BOARD OF LICENSE COMMISSIONERS

Attest:
Terence Sheppard
Director
February 5, 2026

151969 (2-12,2-19)

LEGALS

NOTICE

DIANA THEOLOGOU, ET AL

Substitute Trustees
Plaintiffs

vs.

ERWIN SPENCER JR, ET. AL

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland Case No. C-16-CV-24-005731

ORDERED this 29th day of January, 2026, by the Circuit Court for PRINCE GEORGE’S County, Maryland, that the sale of the property at 5902 Middleton Court, Temple Hills, MD 20748 mentioned in these proceedings, made and reported Matthew M McKetney, et al, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 2nd day of March, 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 2nd day of March, 2026, next.

The report states the amount of sale to be \$356,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
151915 (2-5,2-12,2-19)

PRINCE GEORGE’S COUNTY GOVERNMENT

Board of License Commissioners (Liquor Control Board)

REGULAR SESSION

FEBRUARY 24, 2026

NOTICE IS HEREBY GIVEN: an application has been made with the Board of License Commissioners for Prince George’s County, Maryland, for the following alcoholic beverage licenses in accordance with the provisions of the Alcoholic Beverage Article.

Kunjan B. Patel, Managing Member, t/a Bowie Liquors, located at 6910 Laurel Bowie Road, Bowie, 20715, for an alleged violation of Section 6-311, Purchase Alcoholic Beverages from other than a Wholesaler, of the Annotated Code of Maryland, and R.R. #11-Other than a Wholesaler, R.R. #26(A)(7)-Failure to Keep Records, R.R. #26(A)(15)-Failure to comply with Tax General Article of the Rules and Regulations for Prince George’s County. Represented by Linda Carter, Esquire. Continued from January 14, 2026.

The Board assessed a \$4,500 fine. Ms. Carter requested ten days to submit a memorandum addressing the legal issue, noting that the entire matter arises from a single incident. She cited legal authority supporting the Board’s ability to assess one \$1,500 fine, as this constitutes the business’s first violation.

TRANSFER

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

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

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

t/a Mike Liquors, Sarwan Singh, President, Harmeet Singh, Secretary, Fatehjeet Singh Sandhu, Assistant Recording Secretary, for a Class B+, Beer, Wine and Liquor, for the use of Mike’s, Inc., located at 5301 Indian Head Highway, Oxon Hill, 20745. Transfer from Sheena Bajwa, President/Secretary/ Treasurer, for the use of Mike’s, Inc., located at 5301 Indian Head Highway, Oxon Hill, 20745.

NEW – CLASS B, BEER, WINE AND LIQUOR

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

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

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

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

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

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

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

A virtual hearing will be held via Zoom at 10:00 a.m. on Tuesday, February 24, 2026. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC’s website at <http://bolc.mypgpc.us>, or you may email BLC@co.pg.md.us to request the link. Letters of Support or Oppositions should be submitted to our office at least 5 days prior to the day of the hearing. Additional information may be obtained by contacting the Board’s Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest:
Terence Sheppard
Director
February 5, 2026

151972 (2-12,2-19)

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

12406 LAMPTON LANE
FORT WASHINGTON, MD 20744

By authority contained in a Deed of Trust dated March 14, 2006 and recorded in Liber 24629, Folio 606, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$237,500.00, and an interest rate of 4.250%, 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

MARCH 10, 2026 AT 11:30 AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$16,000.00 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

151988 (2-19,2-26,3-5)

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED
REAL PROPERTY

1216 SWAN HARBOUR CIRCLE
FORT WASHINGTON, MD 20744

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

MARCH 10, 2026 AT 11:30 AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$51,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

Richard E. Solomon, et al.,
Substitute Trustees

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

151990 (2-19,2-26,3-5)

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

1408 OPUS AVENUE
CAPITOL HEIGHTS, MD 20743

By authority contained in a Deed of Trust dated August 27, 2001 and recorded in Liber 15133, Folio 326, modified by Loan Modification Agreement recorded on April 13, 2015, at Liber No. 36867, Folio 010, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$143,800.00, 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

MARCH 10, 2026 AT 11:30 AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$11,000.00 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

151991 (2-19,2-26,3-5)

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

15001 FIR STREET
ACCOKEEK, MD 20607

By authority contained in a Deed of Trust dated January 22, 2007 and recorded in Liber 27216, Folio 729, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$456,376.00, and an interest rate of 2.000%, 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

MARCH 3, 2026 AT 11:30 AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$39,000.00 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

151980 (2-12,2-19,2-26)

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

11539 NEON ROAD
FORT WASHINGTON, MD 20744

By authority contained in a Deed of Trust dated April 2, 2018 and recorded in Liber 40875, Folio 36, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$540,125.00, 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

MARCH 10, 2026 AT 11:30 AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$46,000.00 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

151992 (2-19,2-26,3-5)

Serving Prince George’s County Since 1932

LEGALS

PUBLIC AUCTION OF FEE SIMPLE PROPERTY BY THE
MARYLAND DEPARTMENT OF TRANSPORTATION
OFFICE OF REAL ESTATE AND ECONOMIC DEVELOPMENT
IN COOPERATION WITH THE
STATE HIGHWAY ADMINISTRATION

Under the provisions of Section § 8-309 of the Transportation Article of the Annotated Code of Maryland.

AUCTION TO BE CONDUCTED: Tuesday, March 10, 2026 at 11:30 am near the premises. The Auction will commence with registration beginning at **11:00 am**. The auction will be held **off-site at the Brandywine Park & Ride**, located at 13620 Brandywine Road, Brandywine, MD 20613. Please follow directional signage. All interested parties are encouraged to attend.

SUBJECT: The former Leo A. Bruso, Et Al property. Auction to be held for 3.953 +/- acres, located within the median of U.S. Route 301 (Crain Hwy), south of Dyson Road in Brandywine, Prince George’s County. The apparent zoning is Commercial Service (CS). For further information on any zoning matters, please contact Prince George’s County Planning Department at 301-952-3530. In responding to this ad or for the purposes of any questions, please refer to **MC# 24-1145**.

TERMS OF SALE: A deposit in the form of a certified or cashier’s check in the amount of **\$50,000** shall be required from the successful bidder at the time of the Auction and shall be payable to **MDOT State Highway Administration**. Within five (5) business days deliver an additional certified or cashier’s check in the amount of ten (10%) percent of the purchase price as a second deposit. The balance of the purchase price is to be paid at the time of settlement, or the deposit may be forfeited to the Maryland Department of Transportation (MDOT) and the property disposed of in whatever manner MDOT may determine, without any further obligation or liability to the buyer.

Settlement must occur within 90 days of “Notice of Approval of Sale” by MDOT. Any request for extension must be submitted, in writing, within 60 days of “Notice of Approval of Sale,” to the Chief, Office of Real Estate and Economic Development (ORED). An extension may be granted at the sole discretion of the ORED Chief and may require an additional deposit from the buyer. MDOT reserves the right to reject any and all bid offers.

IMPORTANT NOTICE: All property information contained herein is subject to independent verification by any and all interested parties; whereas it is believed to be accurate it is in no way warranted. A requested bid offer is only a starting point for the Auction, and may not be accepted by MDOT if it is not commensurate with the appraised value of the property, or there could be other reasons for the rejection of bid offers.

This sale is governed by the Offer for Purchase of Fee Simple Property. Any questions regarding the Auction may be directed to:

Ms. Masha! Wakil
Director, Real Estate Services
Office of Real Estate and Economic Development
Maryland Department of Transportation
7201 Corporate Center Drive
Hanover MD 21076
Phone: 410-865-1270
Toll-free: 1-866-242-9405
Email: mwakil@mdot.maryland.gov

152040 (2-19,2-26)

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

The Prince George’s Post!
Or Email: bboice@pgpost.com Today!

LEGALS

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

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

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

You must reclaim these vehicles by: **2/27/2026.**

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

J & J TOWING
8545 DELANO ROAD
CLINTON, MD 20735
301-568-3284

2012 GMC TERRAIN NC JFX19871 2GKFLWE59C6135468

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

2014 CHEVROLET MALIBU MD 1EW8882 1G11ESSL9EF296398

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

2003 GMC DENALI OH 002A7LL 1GKEK63UX3J304117
2007 TOYOTA COROLLA VA TRJ4369 2T1BR30E37C843413

152048 (2-19)



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: **2/27/2026.**

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

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

1988 BAYLINER BOAT MD 9393AS BYQC93FGD888
EZ LOADER TRAILER AVU1020262895

ABANDONED TRAILER AND BOAT
WHITE SEA RAY BAYLINER BOAT WITH BLUE STRIPS ON TOP
AND BOTTOM,
HIN# BYQC93FGD888, TAG# MD 9393AS WITH THE WORD
JEKKMO IV ON THE BACK OFTYHE BOAT, ATTACHED TO GREY
EZ LOADER TRAILER.
LOCATION:
2853 Keating St. Hillcrest Heights, MD 20748



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

2004 TOYOTA CAMRY MD 6GJ8395 4T1BE32K24U887556

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

2003 CHEVROLET S-10 VA C82317 1GCCS19H838145105
2010 FORD F-150 MD 9E79485 1FTFX1EV2AKE63084
2009 HONDA ACCORD 1HGPC26379A004531
2008 NISSAN SENTRA 3N1AB61E68L740262

ABANDONED TRAILER
WHITE DRY VAN SEMI-TRAILER WITH WORDS R & B EXPRESS
INC, MARION, VA ON SIDE OF THE TRAILER.
VIN: 1UYVS25393G023515
LOCATION:
8850 Hampton Mall Dr N, Capitol Heights, MD 20743



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

2003 TOYOTA SIENNA VA TLU2086 4T3ZF19C43U511607

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

2000 FORD E350 MD 07855CK 1FBSS31S4YHB03377

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

2000 GMC C6 VA TCR9273 1GDG6H1B9YJ907410
2000 BMW 323i VA TKD6757 WBAAM3348YFP82255

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

2021 CHEVROLET SPARK MD 8EY3962 KL8CB6SA5MC703509
2023 TOYOTA CAMRY MD 9FG3725 4T1C11AK7PU126192

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

2009 MAZDA 3 JM1BK32G591237590

152049 (2-19)

LEGALS

MECHANIC'S LIEN
SALE

Freestate Lien & Recovery Inc will sell at public auction the following vehicles / vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George’s County Courthouse, 14735 Main Street, specifically at the entrance to the Duvall Wing, Upper Marlboro MD 20772 at 04:00 P.M on 03/06/2026. Purchaser of the vehicle(s) must have it inspected as provided in Transportation Code of Maryland. The following may be inspected during normal business hours at the Lienor’s Location. If anyone has an interest in any of the vehicles or vessels listed below, please call us at the number listed below. All parties claiming interest in the following may contact Freestate Lien & Recovery Inc, at 410-867-9079.

LOT# 10353
2003 BAYLINER 23’9” BOAT
MD# 2218BT
MARYLAND MARINA
3501 RED ROSE FARM RD
MIDDLE RIVER

LOT#10786
2009 NISSAN
VIN# JN8AZ18W69W138889

LOT#10814
2017 HONDA
VIN# JHMCRC6F3XHC011099

LOT# 10827
2018 CHEVROLET
VIN# 1GNSKHKC0JR364531

LOT# 10828
2007 TOYOTA
VIN# JTKDE1775570219423

LOT# 10829
2014 NISSAN
VIN# 1N4AL3AP8EN239515

LOT# 10840
2020 JEEP
VIN# 1C6J1TBC9LL199069

LOT# 10844
2020 FORD
VIN# 1FTEW1C5XLFA60953

LOT# 10845
2013 LAND ROVER
VIN# SALVR2BG2DH730705

LOT# 10859
2017 NISSAN
VIN# 5N1DR2MM9HC639760

LOT# 10862
2020 HONDA
VIN# SHHF7H67LU415245

LOT# 10863
2017 RAM
VIN# 3C63RRGL5HG550221

LOT# 10864
2019 POLARIS
VIN# RF3YAV176KT028801

LOT# 10865
2023 NISSAN
VIN# 5N1BT3BB3PC756832

LOT# 10866
2019 MITSUBISHI
VIN# JA4AR3AU8KU026669

LOT# 10867
2019 KIA
VIN# 3KPA24AB7KE172591

Terms of Sale: CASH
Public Sale
12% Buyer premium
The Auctioneer reserves the right
to post a minimum bid.
Everything sold AS-IS

Freestate Lien & Recovery Inc
610 Bayard Rd
Lothian MD 20711
410-867-9079

152051 (2-19-2-26)

The
Prince
George’s Post

Proudly
Serving
Prince George’s
County

Since 1932
Call
301-627-0900

The
Prince
George’s
Post
Call
301-627-0900
or
Email
bboice@pgpost.com

Have a
Safe
Weekend!

LEGALS

Matthew A. Pearl
McAllister DeTar Showalter &
Walker, LLC
706 Giddings Ave., Ste 305 Annapolis, MD 21401
667-458-7288

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WALLACE E. COLEMAN, III
A/K/A WALLACE E. COLEMAN

Notice is given that Myah Renee Coleman Hayes, whose address is 18016 Driftwood Drive, Tall Timbers, Maryland 20690, was on February 9, 2026 appointed personal representative of the small estate of Wallace E. Coleman, III a/k/a Wallace E. Coleman who died on February 1, 2025 with a will.

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

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

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

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

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

MYAH RENEE COLEMAN HAYES
Personal Representative

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

Estate No. 137594
151996 (2-19)

LEGALS

Christopher M. Guest, Esq.
1717 K Street, NW, Ste 900
Washington, DC 20006
202-349-3969

NOTICE TO CREDITORS OF
APPOINTMENT OF
FOREIGN PERSONAL
REPRESENTATIVE

NOTICE IS GIVEN that the Circuit Court of Fairfax county, Virginia appointed Christopher M. Guest, whose address is 1717 K Street, NW, Ste 900, Washington, DC 20006, as the administrator of the Estate of Oscar Pinkney who died on November 17, 2023 domiciled in Falls Church, Virginia, USA.

The Maryland resident agent for service of process is Erin Guest, whose address is 1115 Lake Heron Drive, Apt 2A, Annapolis, MD 21403.

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

CHRISTOPHER M. GUEST
Foreign Personal Representative

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

Estate No. 140345
152038 (2-19,2-26,3-5)

Teresa M Cooney
2500 Wallington Way Suite 102
Marriottsville, MD 21104
410-442-1088

AMENDED
NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SUSAN POTTER DUNNIGAN

Notice is given that Frank J Dunnigan, whose address is 4210 Crosswick Turn, Bowie, MD 20715-1111, was on February 20, 2025 appointed Personal Representative of the estate of SUSAN POTTER DUNNIGAN who died on November 6, 2016 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 20th 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 20th day of August, 2025.

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.

FRANK J DUNNIGAN
Personal Representative

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

Estate No. 135933
152022 (2-19,2-26,3-5)

Charles F. Gormly, Esq.
10605 Concord Street, Suite 307
Kensington, MD 20895
202-265-7755

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DOROTHY LEE RICHARDS

Notice is given that Carlos L. Richards, whose address is 12508 Old Habersham Lane, Brandywine, MD 20613, was on February 3, 2026 appointed Personal Representative of the estate of DOROTHY LEE RICHARDS who died on September 24, 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.

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 3rd day of August, 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.

CARLOS L. RICHARDS
Personal Representative

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

Estate No. 138776
152021 (2-19,2-26,3-5)

Mary Ann Ferguson Esq
9438 Woodsboro Pike
Walkersville, MD 21793-9160
301-845-0470

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JEAN FRANCES BROWNE

Notice is given that Steven Clay Browne, whose address is 6704 Heirloom Ct, Frederick, MD 21702-5802, was on February 4, 2026 appointed Personal Representative of the estate of JEAN FRANCES BROWNE who died on July 27, 2023 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 4th day of August, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 4th day of August, 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.

STEVEN CLAY BROWNE
Personal Representative

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

Estate No. 139598
152016 (2-19,2-26,3-5)

Maximillian F. Van Orden, Esquire
10451 Mill Run Circle, Ste. 500
Owings Mills, Maryland 21117
410-727-4991

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
THAMBIRAJ NATHANIEL

Notice is given that Tanuj David Nathaniel, whose address is 8303 August Avenue, Westland, MI 48185, was on June 30, 2025 appointed personal representative of the small estate of Thambiraj Nathaniel, who died on January 28, 2024 without a will.

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

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

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

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

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

TANUJ DAVID NATHANIEL
Personal Representative

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

Estate No. 137799
152007 (2-19)

LEGALS

Sandra R Burton Stalzer Esq
5257 Buckeystown Pike Suite 470
Frederick, MD 21704
301-850-2792

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOSE PASCUAL SOSA

Notice is given that Maria X Sosa-Moran, whose address is 12901 Old Chapel Rd, Bowie, MD 20720-4617, was on February 2, 2026 appointed Personal Representative of the estate of JOSE PASCUAL SOSA, who died on February 3, 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 August, 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 August, 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:

MARIA X SOSA-MORAN
Personal Representative

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

Estate No. 139585
152030 (2-19,2-26,3-5)

Erica T. Davis
1401 Rockville Pike Ste. 650
Rockville, MD 20852
301-738-7685

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CLARENCE EUGENE SCOTT

Notice is given that Tamikka Scott, whose address is 6102 Fleming Court, Capitol Heights, MD 20743, was on February 6, 2026 appointed Personal Representative of the estate of CLARENCE EUGENE SCOTT, who died on March 7, 2023 without a will. There was a prior small estate proceeding.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 6th day of August, 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.

TAMIKKA SCOTT
Personal Representative

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

Estate No. 137517
152033 (2-19,2-26,3-5)

LEGALS

Harrison C. Long Esq
Johannesmeyer & Sawyer, PLLC.
252 Latitude Ln, Ste 102
Clover, SC 29710-8152
240-249-7890

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DOUGLAS LUCAS
AKA: DOUGLAS LEE EDWARDS LUCAS

Notice is given that Douglas Mitchell, whose address is 2504 Quail Ln, Deep Run, NC 28525-9465, was on January 30, 2026 appointed Personal Representative of the estate of DOUGLAS LUCAS, who died on August 2, 2025 without a will.

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

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

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

Estate No. 139381
152031 (2-19,2-26,3-5)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ROBERT H WOLFE

Notice is given that Linda Hofe, whose address is 8808 Silverleaf St, Waldorf, MD 20603-6160, was on February 9, 2026 appointed personal representative of the small estate of Robert H Wolfe who died on February 1, 2019 with a will.

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

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

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

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

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

LINDA HOFE
Personal Representative

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

Estate No. 140381
151994 (2-19)

Martin D. Zhou, AIS# 1512160379
Hijazi & Carroll, PA
3231 Superior Lane, Suite A26
Bowie, MD 20715
301-464-4646

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOSEPH F. BOYLE, JR.

Notice is given that Patrick M. Boyle, whose address is 2759 Prairiestone Way, Escondido, CA 92027, was on January 29, 2026 appointed Personal Representative of the estate of JOSEPH F. BOYLE, JR., who died on November 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 29th 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 29th 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.

PATRICK M. BOYLE
Personal Representative

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

Estate No. 139740
152032 (2-19,2-26,3-5)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DOROTHY M. MCKINLEY
A/K/A DOROTHY MAY MCKINLEY

Notice is given that Susan M McKinley, whose address is 103 Tamarisk Ct, Greenbelt, MD 20770-1623, was on February 9, 2026 appointed personal representative of the small estate of Dorothy M. McKinley who died on July 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 personal representative or the attorney.

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

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

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

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

SUSAN M MCKINLEY
Personal Representative

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

Estate No. 138515
151993 (2-19)

The Prince George’s Post

Your Newspaper of Legal Record
Call (301) 627-0900 | Fax (301) 627-6260

LEGALS		LEGALS		LEGALS	
SMALL ESTATE NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS		SMALL ESTATE NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS		SMALL ESTATE NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS	
TO ALL PERSONS INTERESTED IN THE ESTATE OF BERTHA JUANITA COLLINS		TO ALL PERSONS INTERESTED IN THE ESTATE OF VIRGINIA ANN BOURNE		TO ALL PERSONS INTERESTED IN THE ESTATE OF PATRICIA ANN JOHNSON	
Notice is given that Harold L Collins, whose address is 11302 Woodson Ave, Kensington, MD 20895-1430, was on February 10, 2026 appointed personal representative of the small estate of Bertha Juanita Collins who died on September 13, 2025 with a will.		Notice is given that Raymond E Bourne, whose address is 10203 Palamar Dr, Lanham, MD 20706-2139, was on February 6, 2026 appointed personal representative of the small estate of Virginia Ann Bourne who died on August 31, 2019 with a will.		Notice is given that Stevan Johnson, whose address is 189 Highland St Apt 1, Roxbury, MA 02119-1443, was on February 5, 2026 appointed personal representative of the small estate of Patricia Ann Johnson who died on January 2, 2026 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.		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.		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 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 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:		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:		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		(1) Six months from the date of the decedent's death; or		(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.		(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.		(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.	
HAROLD L COLLINS Personal Representative		RAYMOND E BOURNE Personal Representative		STEVAN JOHNSON Personal Representative	
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729		CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729		CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	
Estate No. 140358		Estate No. 139086		Estate No. 140297	
151995	(2-19)	151997	(2-19)	151999	(2-19)

LEGALS		LEGALS		LEGALS	
SMALL ESTATE NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS		SMALL ESTATE NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS		SMALL ESTATE NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS	
TO ALL PERSONS INTERESTED IN THE ESTATE OF GABRIEL MEJIA		TO ALL PERSONS INTERESTED IN THE ESTATE OF DEMETRA LASHAUN COPELIN		TO ALL PERSONS INTERESTED IN THE ESTATE OF RYLAND ALLEN REESE JR	
Notice is given that Rosa Mejia, whose address is 12204 Braxfield Court, Rockville, MD 20852, was on February 9, 2026 appointed personal representative of the small estate of Gabriel Mejia, who died on February 24, 2025 without a will.		Notice is given that Shermymia Copelin, whose address is 9006 Rollingwood Dr, Fort Washington, MD 20744-1323, was on February 10, 2026 appointed personal representative of the small estate of DEMETRA LASHAUN COPELIN, who died on December 29, 2025 without a will.		Notice is given that Ryland Allen Reese III, whose address is 4113 Murdock St, Temple Hills, MD 20748-1618, was on February 6, 2026 appointed personal representative of the small estate of Ryland Allen Reese Jr, who died on October 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.		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.		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 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 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:		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:		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		(1) Six months from the date of the decedent's death; or		(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.		(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.		(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.	
ROSA MEJIA Personal Representative		SHERMYIA COPELIN Personal Representative		RYLAND ALLEN REESE III Personal Representative	
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729		CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729		CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	
Estate No. 136887		Estate No. 140395		Estate No. 140145	
152002	(2-19)	152003	(2-19)	152005	(2-19)

The Prince George’s Post!

Call 301-627-0900

Your Newspaper of Legal Record

Serving

Prince George’s County Since 1932

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
FREDERICK A. MCGRATH III

Notice is given that Cynthia L. Costenbader, whose address is 205 Swan Creek Rd, Fort Washington, MD 20744, was on January 23, 2026 appointed Personal Representative of the estate of FREDERICK A. MCGRATH III who died on November 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 23rd 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 23rd 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.

CYNTHIA L. COSTENBADER
Personal Representative

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

Estate No. 140233

151893 (2-5,2-12,2-19)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
TEENA MONYETTE GREEN

Notice is given that Anthony T Green, whose address is 7205 Wells Pkwy, Hyattsville, MD 20782-1037, was on January 23, 2026 appointed Personal Representative of the estate of TEENA MONYETTE GREEN 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 23rd 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 23rd 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.

ANTHONY T GREEN
Personal Representative

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

Estate No. 139915

151895 (2-5,2-12,2-19)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ELIZABETH SCHEIMAN

Notice is given that Rene Johnson, whose address is 1407 Gladstone Dr, Rockville, MD 20851-1152, was on February 4, 2026 appointed Personal Representative of the estate of ELIZABETH SCHEIMAN who died on December 21, 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 4th day of August, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 4th day of August, 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.

RENE JOHNSON
Personal Representative

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

Estate No. 140238

152019 (2-19,2-26,3-5)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
IDA TERRY ROBINSON

Notice is given that Joan P Robinson-Godfrey, whose address is 16500 Stratford Est Dr, Upper Marlboro, MD 20772, was on February 10, 2026 appointed Personal Representative of the estate of IDA TERRY ROBINSON, who died on January 29, 2026 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 10th day of August, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 10th day of August, 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.

JOAN P ROBINSON-GODFREY
Personal Representative

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

Estate No. 140372

152023 (2-19,2-26,3-5)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
FILOMENA SEVESES
AKA: FILOMENA GARLEJO SEVESES

Notice is given that Perla Garlejo Bernalles, whose address is 534 Wilson Bridge Dr Apt A2, Oxon Hill, MD 20745-1864, was on January 23, 2026 appointed Personal Representative of the estate of FILOMENA SEVESES who died on March 3, 2025 with a will.

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

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

PERLA GARLEJO BERNALLES
Personal Representative

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

Estate No. 140206

151894 (2-5,2-12,2-19)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LOTTIE MAE ANDERSON

Notice is given that Gregory Leroy Anderson, whose address is 70 Herington Dr, Upper Marlboro, MD 20774, was on February 9, 2026 appointed Personal Representative of the estate of LOTTIE MAE ANDERSON, who died on August 3, 2022 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 August, 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 August, 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.

GREGORY LEROY ANDERSON
Personal Representative

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

Estate No. 140062

152024 (2-19,2-26,3-5)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ALBERT ROBERT KRUEGER, JR.

Notice is given that Diana T Krueger, whose address is 12009 Dove Cir, Laurel, MD 20708, was on January 22, 2026 appointed Personal Representative of the estate of ALBERT ROBERT KRUEGER, JR. who died on November 6, 2025 with a will.

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

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

DIANA T KRUEGER
Personal Representative

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

Estate No. 140148

151896 (2-5,2-12,2-19)

Brian Gormley
Law Office of Brian Gormley, LLC
10605 Concord St #420
Kensington, MD 20895
240-205-7218

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOSEPH EUGENE KLASINSKI

Notice is given that Ann Chadwell, whose address is 25 Spruce Avenue, Panacea, Florida 32346, was on January 14, 2026 appointed Personal Representative of the estate of JOSEPH EUGENE KLASINSKI, who died on February 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.

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.

ANN CHADWELL
Personal Representative

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

Estate No. 137813

151910 (2-5,2-12,2-19)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BERTHA H WILLIAMS

Notice is given that Lauren W Bennett, whose address is 9119 Loughran Rd, Fort Washington, MD 20744-6810, was on February 6, 2026 appointed Personal Representative of the estate of BERTHA H WILLIAMS, who died on November 4, 2025 without a will.

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

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

LAUREN W BENNETT
Personal Representative

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

Estate No. 139917

152026 (2-19,2-26,3-5)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DREW PENNINGTON

Notice is given that Diamond Pennington, whose address is 1301 Chapelwood Ln, Capitol Heights, MD 20743-6632, was on January 21, 2026 appointed Personal Representative of the estate of DREW PENNINGTON, who died on January 16, 2025 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 21st 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 21st 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.

DIAMOND PENNINGTON
Personal Representative

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

Estate No. 140177

151904 (2-5,2-12,2-19)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MOICES DELGADO-MARTINEZ

Notice is given that Miguel Angel Delgado, whose address is 3900 Hamilton St Apt L 103, Hyattsville, MD 20781-1838, was on February 5, 2026 appointed Personal Representative of the estate of MOICES DELGADO-MARTINEZ, who died on December 4, 2025 without a will.

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

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

MIGUEL ANGEL DELGADO
Personal Representative

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

Estate No. 139964

152027 (2-19,2-26,3-5)

The Prince George’s Post!

Call 301-627-0900

Your Newspaper of Legal Record

Serving

Prince George’s County Since 1932

LEGALS

IN THE ORPHANS’ COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of:
PEARLENE CARR
Estate No.: 138229

NOTICE OF JUDICIAL PROBATE
To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by J. Michael Holloway 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 **April 2, 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

151935 (2-12,2-19)

IN THE ORPHANS’ COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of:
JAMES LEON BARROW
Estate No.: 138108

NOTICE OF JUDICIAL PROBATE
To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Yvonne B. Blair 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 18, 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

151936 (2-12,2-19)

LEGALS

IN THE ORPHANS’ COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of:
TIMOTHY ERIC WASHINGTON
Estate No.: 137832

NOTICE OF JUDICIAL PROBATE
To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Kristina Baylor 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 18, 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

151937 (2-12,2-19)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **DENETRIS JEAN BARNES**
Notice is given that Jesse Price, whose address is 43 S St NW, Washington, DC 20001-1127, was on February 3, 2026 appointed Personal Representative of the estate of DENETRIS JEAN BARNES, 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 3rd day of August, 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 3rd day of August, 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.

JESSE 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. 140124

151966 (2-12,2-19,2-26)

IN THE ORPHANS’ COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of:
SHIRLEY NEWMAN OSIGWE
Estate No.: 138345

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 23, 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

151944 (2-12,2-19)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **JANNEASE JOHNSON**
Notice is given that Malachi Johnson, whose address is 14405 Medwick Rd, Upper Marlboro, MD 20774-8506, was on April 22, 2025 appointed personal representative of the small estate of Jannease Johnson, who died on December 8, 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.

MALACHI JOHNSON
Personal Representative

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

Estate No. 137123

152009 (2-19)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **LAVERNE ROBINSON**
Notice is given that Timothy Robinson, whose address is 501 East 102nd Ave, Denver, CO 80229, was on February 3, 2026 appointed Personal Representative of the estate of LAVERNE ROBINSON, who died on January 24, 2026 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 3rd day of August, 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 3rd day of August, 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.

TIMOTHY ROBINSON
Personal Representative

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

Estate No. 140281

151967 (2-12,2-19,2-26)

LEGALS

IN THE ORPHANS’ COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of:
WILFRED WILSON TURNER
Estate No.: 139094

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 23, 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

151945 (2-12,2-19)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **LILOUTIE PRICE**
Notice is given that Kelvin Price, whose address is 4807 Lincoln Ave, Beltsville, MD 20705, was on July 11, 2025 appointed Personal Representative of the estate of LILOUTIE PRICE who died on January 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 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 11th day of January, 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.

KELVIN 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. 137919

152020 (2-19,2-26,3-5)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **NATHANIEL ARVELL LOGAN**
Notice is given that Dana R Logan, whose address is 19170 Shadow Springs Ct, Jeffersonston, VA 22724, was on January 16, 2026 appointed Personal Representative of the estate of NATHANIEL ARVELL LOGAN, who died on November 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 16th 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 16th 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.

DANA R LOGAN
Personal Representative

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

Estate No. 139980

151970 (2-12,2-19,2-26)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **ANITA BEATRICE STROUD**
Notice is given that Kianga Stroud, whose address is 4008 Alton St, Capitol Heights, MD 20743-5603, was on January 23, 2026 appointed Personal Representative of the estate of ANITA BEATRICE STROUD, who died on August 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 23rd 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 23rd 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.

KIANGA STROUD
Personal Representative

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

Estate No. 139240

151903 (2-5,2-12,2-19)

Serving

Prince George’s

County Since 1932

LEGALS

IN THE ORPHANS’ COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of:
DAVID ANTONIO SMITH
Estate No.: 139071

NOTICE OF JUDICIAL PROBATE
To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Brenda D. Tapscott 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 18, 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

151938 (2-12,2-19)

IN THE ORPHANS’ COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of:
MYRTLE F. WILSON
Estate No.: 139851

NOTICE OF JUDICIAL PROBATE
To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Rhonda Ferguson and Venitia Cooke 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 19, 2026 at 10:30 A.M.**
This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

151939 (2-12,2-19)

IN THE ORPHANS’ COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of:
ERNEST J. JOHNSON
Estate No.: 139272

NOTICE OF JUDICIAL PROBATE
To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Eva Foushee 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 19, 2026 at 10:30 A.M.**
This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

151940 (2-12,2-19)

LEGALS

IN THE ORPHANS’ COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of:
JAMIE LEON BELL
Estate No.: 138441

NOTICE OF JUDICIAL PROBATE
To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Harry L. Bell for judicial probate for the appointment of a personal representative.
A video hearing will be held **March 19, 2026 at 10:30 AM.**
This hearing may be transferred or postponed to a subsequent time. Further information, including virtual hearing information may be obtained by contacting the Office of the Register of Wills (301) 952-3250 or the Orphans’ Court (301) 952-3790.

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

151941 (2-12,2-19)

IN THE ORPHANS’ COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of:
LILLIE M. MANNING
Estate No.: 138150

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 **April 2, 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

151942 (2-12,2-19)

IN THE ORPHANS’ COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of:
MELVIN CALHOUN
Estate No.: 137094

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 26, 2026 at 10:30 A.M.**
This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

151943 (2-12,2-19)

LEGALS

IN THE ORPHANS’ COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of:
MELVIN DELORES FAISON
Estate No.: 138564

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 26, 2026 at 10:30 A.M.**
This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

151947 (2-12,2-19)

IN THE ORPHANS’ COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of:
ANTHONY MICHAEL ODOM, SR.
Estate No.: 138040

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 26, 2026 at 10:30 A.M.**
This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

151948 (2-12,2-19)

IN THE ORPHANS’ COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of:
JAMES ARTHUR MARCELLUS
Estate No.: 138920

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 26, 2026 at 10:30 A.M.**
This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

151949 (2-12,2-19)

MALACHI JOHNSON
Personal Representative

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

Estate No. 137123

152009 (2-19)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CHARLES E HAWKINS SR

Notice is given that Kenice McDermmon, whose address is 5607 Malvern Way, Capitol Heights, MD 20743-3051, was on February 6, 2026 appointed Personal Representative of the estate of **CHARLES E HAWKINS SR** who died on December 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 August, 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 August, 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.

KENICE MCDERMON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 140136
152012 (2-19-2-26,3-5)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CORRINE J THOMPSON
AKA: CORRINE JEANETTE THOMPSON

Notice is given that Steven W Thompson, whose address is 1918 Vincent St, Annapolis, MD 21401, was on February 6, 2026 appointed Personal Representative of the estate of **CORRINE J THOMPSON** who died on December 5, 2025 with a will.

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

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

STEVEN W THOMPSON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 140164
152013 (2-19-2-26,3-5)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ALVINA DIANE FRANGOULIS

Notice is given that Gus Frangoulis, whose address is 7508 Quaker Neck Rd, Chestertown, MD 21620-4703, was on February 5, 2026 appointed Personal Representative of the estate of **ALVINA DIANE FRANGOULIS** 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 5th day of August, 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 August, 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.

GUS FRANGOULIS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 139331
152014 (2-19-2-26,3-5)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARY E CARVER-GOLDRING

Notice is given that Stella L Carver, whose address is 12115 Old Colony Dr, Upper Marlboro, MD 20772, was on February 4, 2026 appointed Personal Representative of the estate of **MARY E CARVER-GOLDRING** who died on January 12, 2026 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 4th day of August, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 4th day of August, 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.

STELLA L CARVER
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 140314
152015 (2-19-2-26,3-5)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOHN ROBERT HAZEL

Notice is given that Shirley Rucker, whose address is 11921 Thames Ln, Waynesboro, PA 17268-9220, was on January 16, 2026 appointed Personal Representative of the estate of **JOHN ROBERT HAZEL** who died on October 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 16th 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 16th 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.

SHIRLEY RUCKER
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 140006
152017 (2-19-2-26,3-5)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EVELYN FAYE REDIC

Notice is given that James E Redic Jr, whose address is 6189 Station Dr #1132, Bealeton, VA 22712-9996, was on January 21, 2026 appointed Personal Representative of the estate of **EVELYN FAYE REDIC** who died on December 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 21st 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 21st 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.

JAMES E REDIC 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. 140152
151901 (2-5-2-12,2-19)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of:
CAROLYN Y. BELL
Estate No.: 139095

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 23, 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

151946 (2-12,2-19)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOYCE E. POWER

Notice is given that Bruce L. Collins Sr., whose address is 848 Longview Place, Herndon, VA 20170-3321, was on February 5, 2026 appointed Personal Representative of the estate of **JOYCE E. POWER** who died on January 28, 2026 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, 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 August, 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.

BRUCE L. COLLINS SR.
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 140335
152018 (2-19-2-26,3-5)

To Subscribe Call
The Prince
George’s Post at
301-627-0900

LEGALS

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

P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of:
HOWARD C. BIAS
Estate No.: 139207

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 of the will dated **November 17, 2000** and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **April 2, 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

152010 (2-19,2-26)

LEGALS

NOTICE OF SALE

SHARNITA SIMPSON, Plaintiffs
v.
KEVIN SIMPSON, Defendant

In the Circuit Court for Prince George’s County, Maryland
Case No. CAD22-08624

Notice is hereby given this 13th day of February, 2026, by the Circuit Court for Prince George’s County, Maryland pursuant to Maryland Rule 14-305(c), that the sale of 8324 Bella Vista Terrace, Fort Washington, Maryland 20744, made and reported by Dennis Whitley, III, Trustee, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 13th day of March, 2026, next, provided, a copy of this Notice be inserted in the Prince George’s Post newspaper published in said County, once in each of three successive weeks before the 13th day of March, 2026, next.

The report states the amount of the sale to be \$407,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

152050 (2-19,2-26,3-5)

The Prince George’s Post!

Call 301-627-0900

Your Newspaper of Legal Record

Serving

Prince George’s County Since 1932

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

14005 GULLIVERS TRAIL
BOWIE, MD 20720

By authority contained in a Deed of Trust dated September 30, 2016 and recorded in Liber 38754, Folio 450, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$328,833.00, and an interest rate of 4.125%, 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

MARCH 3, 2026 AT 11:30 AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$27,000.00 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

151974 (2-12,2-19,2-26)

Proudly Serving Prince George’s County Since 1932

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

10307 BUENA VISTA AVENUE
LANHAM, MD 20706

By authority contained in a Deed of Trust dated February 23, 2006 and recorded in Liber 24597, Folio 617, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$310,400.00, and an interest rate of 5.000%, 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

MARCH 3, 2026 AT 11:30 AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$21,000.00 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

151977 (2-12,2-19,2-26)



LEGALS

CHARTER RESOLUTION R-21-2025 – FAIR SUMMARY

CHARTER RESOLUTION R-21-2025 OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF COLMAR MANOR, TO AMEND AND REPEAL CERTAIN PROVISIONS OF ARTICLE VII, “PERSONNEL” OF THE TOWN CHARTER TO FORMALLY ADD THE POSITION OF TOWN ADMINISTRATOR TO THE CHARTER, AND OUTLINING ITS QUALIFICATIONS, DUTIES AND POWERS, AND REMOVAL.

151926 (2-5,2-12,2-19,2-26)

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

2608 SAINT MARYS VIEW ROAD
ACCOKEEK, MD 20607

By authority contained in a Deed of Trust dated June 29, 2018 and recorded in Liber 41112, Folio 87, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$332,000.00, and an interest rate of 3.625%, 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

MARCH 3, 2026 AT 11:30 AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$33,000.00 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

151975 (2-12,2-19,2-26)

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

14305 GREENVIEW DRIVE
LAUREL, MD 20708

By authority contained in a Deed of Trust dated June 28, 2006 and recorded in Liber 26599, Folio 182, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$299,999.00, and an interest rate of 5.500%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex–If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

MARCH 3, 2026 AT 11:30 AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$39,000.00 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

151978 (2-12,2-19,2-26)



LEGALS

CHARTER RESOLUTION R-22-2025 – FAIR SUMMARY

CHARTER RESOLUTION R-22-2025 OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF COLMAR MANOR, TO AMEND ARTICLE III, “MAYOR AND TOWN COUNCIL” OF THE TOWN CHARTER TO ADD A NEW SUBSECTION 5 TO SECTION 310 “DUTIES OF THE COUNCIL” TO EXPLAIN THE ROLE THE COUNCIL WILL HAVE WITH THE TOWN ADMINISTRATOR, INCLUDING ANNUAL EVALUATIONS AND ACCOUNTABILITY OF THE POSITION.

151927 (2-5,2-12,2-19,2-26)

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

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

MARCH 3, 2026 AT 11:30 AM

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

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

151976 (2-12,2-19,2-26)

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

145 RIVERHAVEN DRIVE, UNIT #233 AND PARKING SPACE
NOS A153 AND A154
OXON HILL, MD 20745

By authority contained in a Deed of Trust dated September 28, 2018 and recorded in Liber 41394, Folio 388, modified by Loan Modification Agreement recorded on September 11, 2023, at Liber No. 49129, Folio 330, and further modified by Loan Modification Agreement recorded on October 21, 2024, at Liber No. 50207, Folio 566, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$363,653.00, and an interest rate of 4.500%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex–If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

MARCH 3, 2026 AT 11:30 AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$36,000.00 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

151973 (2-12,2-19,2-26)



LEGALS

CHARTER RESOLUTION R-23-2025 – FAIR SUMMARY

CHARTER RESOLUTION R-23-2025 OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF COLMAR MANOR, TO AMEND AND REPEAL SECTION 309 OF THE CHARTER TO REVISE THE POWERS AND DUTIES OF THE MAYOR INCLUDING, BUT NOT LIMITED TO, ADMINISTRATIVE OVERSIGHT OVER THE TOWN ADMINISTRATOR AND CHIEF OF POLICE.

151928 (2-5,2-12,2-19,2-26)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GEORGE BURGESS JR

Notice is given that Vanessa G Burgess-Allen, whose address is 6913 Northgate Pkwy, Clinton, MD 20735, and Jean Elizabeth Burgess, whose address is 7400 Oxon Hill Rd, Oxon Hill, MD 20745, and Tony A Burgess, whose address is 7400 Oxon Hill Rd, Oxon Hill, MD 20745 were on February 4, 2026 appointed Co-Personal Representatives of the estate of **GEORGE BURGESS JR** who died on November 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 co-personal representatives or the attorney.

All interested persons or unpaid claimants having any objection to the appointment of the co-personal representatives shall file their objection with the Register of Wills on or before the 4th day of August, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 4th day of August, 2026.

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

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

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

**VANESSA G BURGESS-ALLEN
JEAN ELIZABETH BURGESS
TONY A BURGESS**
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. 140039
152037 (2-19-2-26,3-5)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LISA JACKSON

Notice is given that Stephanie Thomas, whose address is 64 H St SW #801, Washington, DC 20024, was on February 9, 2026 appointed Personal Representative of the estate of **LISA JACKSON**, who died on October 20, 2025 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 10th day of August, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 10th day of August, 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 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. 140032
152035 (2-19-2-26,3-5)

Ethel Mitchell Esq
8403 Colesville Rd Ste 1100
Silver Spring, MD 20910-6346
844-952-9455

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BLANCHE G MONTGOMERY

Notice is given that Willie T Montgomery Sr, whose address is 3592 Goswell Aly, Waldorf, MD 20603-7299, was on February 3, 2026 appointed Personal Representative of the estate of **BLANCHE G MONTGOMERY** who died on February 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 3rd day of August, 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 3rd day of August, 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.

WILLIE T MONTGOMERY SR
Personal Representative

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

Estate No. 138012
151952 (2-12-2-19,2-26)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CLARENCE TURNER

Notice is given that Steve Turner, whose address is 7714 Penbrook Pl, Hyattsville, MD 20785, and Alma Atkins, whose address is 10850 Indian Head Hwy Apt 119, Fort Washington, MD 20744, were on February 6, 2026 appointed Co-Personal Representatives of the estate of **CLARENCE TURNER** who died on January 8, 2026 without a will.

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

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

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

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

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

**STEVE TURNER
ALMA ATKINS**
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. 140317
152036 (2-19-2-26,3-5)

Karl L. Chen
Chen Law, LLC
9701 Apollo Drive, Suite 381
Largo, MD 20774
301-358-3981

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SARAI MAE BRYANT

Notice is given that Deidra Forbes, whose address is 5888 25th Way South, Saint Petersburg, FL 33712, and Grady Smith, whose address is 3310 Allgood Lane, Scottdale, GA 30079, were on February 3, 2026 appointed Co-Personal Representatives of the estate of **SARAI MAE BRYANT** who died on July 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 co-personal representatives 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 3rd day of August, 2026.

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

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

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

**DEIDRA FORBES
GRADY SMITH**
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. 138674
151968 (2-12-2-19,2-26)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
IRWIN BENJAMIN WARTELL

Notice is given that Richard Szczepanowski, whose address is 12-L Ridge Rd, Greenbelt, MD 20770, was on February 3, 2026 appointed Personal Representative of the estate of **IRWIN BENJAMIN WARTELL** who died on January 4, 2026 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 3rd day of August, 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 3rd day of August, 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.

RICHARD SZCZEPANOWSKI
Personal Representative

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

Estate No. 140286
151950 (2-12-2-19,2-26)

LEGALS

Robert Y Clagett, Attorney
14804 Pratt Street, S. 201
Upper Marlboro, MD 20772
Tel 301-627-3325

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ROBERT L. WOODS

Notice is given that Mark Edward Woods, whose address is 2001 Martins Point Road, Kitty Hawk, NC 27949, and William Lee Woods, whose address is 14508 St. Thomas Church Rd, Upper Marlboro, MD 20772, and Thomas Gerald Woods, whose address is 14530 St. Thomas Church Road, Upper Marlboro, MD 20772 were on January 29, 2026 appointed Co-Personal Representatives of the estate of **ROBERT L. WOODS** who died on December 3, 2025 with a will.

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

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

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

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

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

**MARK EDWARD WOODS
WILLIAM LEE WOODS
THOMAS GERALD WOODS**
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. 139934
151959 (2-12-2-19,2-26)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BETTY ANN PATTERSON

Notice is given that Gregory Fortune, whose address is 6105 Blue Sage Ln, Upper Marlboro, MD 20772-4114, was on February 3, 2026 appointed Personal Representative of the estate of **BETTY ANN PATTERSON** who died on August 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 3rd day of August, 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 3rd day of August, 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.

GREGORY FORTUNE
Personal Representative

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

Estate No. 139166
151951 (2-12-2-19,2-26)

LEGALS

NOTICE

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

v.

Vandy L. Jamison

AND

Kimmarie B. Jamison

11301 Wycombe Park Lane
Glenn Dale, MD 20769
Defendants

**In the Circuit Court for Prince
George's County, Maryland
Case No. C-16-CV-23-000309**

Notice is hereby given this 5th day of February, 2026, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 9th day of March, 2026, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 9th day of March, 2026.

The Report of Sale states the amount of the foreclosure sale price to be \$676,057.74. The property sold herein is known as 11301 Wycombe Park Lane, Glenn Dale, MD 20769.

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

True Copy—Test:
Mahasin El Amin, Clerk
151981 (2-12-2-19,2-26)

NOTICE

DIANA THEOLOGOU, ET AL
Substitute Trustees
Plaintiffs

vs.

DALTON D. GRAHAM, ET. AL.
Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. C-16-CV-23-004731**

ORDERED this 6th day of February, 2026, by the Circuit Court for PRINCE GEORGE'S County, Maryland, that the sale of the property at 1200 Northern Lights Drive, Upper Marlboro, MD 20772 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 6th day of March, 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 6th day of March, 2026, next.

The report states the amount of sale to be \$130,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
151984 (2-12-2-19,2-26)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DEBORAH ALSTON MUNDY

Notice is given that Dominique Mundy, whose address is 1917 Rochell Ave Apt 1826, District Heights, MD 20747-1420, was on February 5, 2026 appointed Personal Representative of the estate of **DEBORAH ALSTON MUNDY**, who died on August 30, 2019 without a will. There was a prior small estate proceeding.

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, 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 August, 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.

DOMINIQUE MUNDY
Personal Representative

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

Estate No. 138069
152028 (2-19-2-26,3-5)

NOTICE

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

v.

Myrna Robinson
5702 Newton Street
Cheverly, MD 20784
Defendant

**In the Circuit Court for Prince
George's County, Maryland
Case No. C-16-CV-25-004017**

Notice is hereby given this 6th day of February, 2026, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 6th day of March, 2026, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 6th day of March, 2026.

The Report of Sale states the amount of the foreclosure sale price to be \$250,000.00. The property sold herein is known as 5702 Newton Street, Cheverly, MD 20784.

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

True Copy—Test:
Mahasin El Amin, Clerk
151982 (2-12-2-19,2-26)

LEGALS

NOTICE

Laura H.G. O'Sullivan, et al.,
Substitute Trustees
Plaintiffs

vs.

Pauline Letts
Defendant

**IN THE CIRCUIT COURT FOR
PRINCE GEORGE'S COUNTY,
MARYLAND**

CIVIL NO. C-16-CV-25-003827

ORDERED, this 6th day of February, 2026 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 1005 Chillum Road, Unit 207, Hyattsville, Maryland 20782 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 9th day of March, 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 March, 2026, next.

The report states the amount of sale to be \$64,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

151983 (2-12-2-19,2-26)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ROBERT ALSWORTH MACK

Notice is given that Sophia Mack Jones, whose address is 14606 Dawn Ct, Bowie, MD 20721-3090, was on February 4, 2026 appointed Personal Representative of the estate of **ROBERT ALSWORTH MACK**, who died on January 7, 2026 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 4th day of August, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 4th day of August, 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.

SOPHILA MACK JONES
Personal Representative

The Prince George’s Post

Your Newspaper of Legal Record

Call (301) 627-0900

Email:

bboice@pgpost.com

*Subscribe
Today!*

Proudly Serving Prince George’s County Since 1932