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LEGALS

**NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS**

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
KENNETH W STARK

Notice is given that Christopher N Stark, whose address is 786 Nadines Ct, Westminster, MD 21157-7143, was on February 13, 2026 appointed Personal Representative of the estate of **KENNETH W STARK** who died on November 28, 2025 with a will.

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

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

CHRISTOPHER N STARK
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 140247
152073 (2-26,3-5,3-12)

NOTICE

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

v.

Carl Lucas,
a/k/a Carl D. Lucas

AND

Jasmine C. Lucas
a/k/a Jasmine C. Gillum-Lucas

17100 Sweetgum Court
Accokeek, MD 20607
Defendants

**In the Circuit Court for Prince
George's County, Maryland
Case No. C-16-CV-25-005919**

Notice is hereby given this 18th 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 18th 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 18th day of March, 2026.

The Report of Sale states the amount of the foreclosure sale price to be \$648,342.30. The property sold herein is known as 17100 Sweetgum Court Accokeek, MD 20607.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
152058 (2-26,3-5,3-12)

NOTICE

DIANA THEOLOGOU, ET. AL
Substitute Trustees
Plaintiffs
vs.

**C. MICHAEL BROWN, TRUSTEE
OF THE GEORGE HENRY LOWE,
JR. LIVING TRUST, ET. AL**
Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. C-16-CV-25-000104**

ORDERED this 17th day of February, 2026, by the Circuit Court for PRINCE GEORGE'S County, Maryland, that the sale of the property at 9913 Indian Queen Point Road, Fort Washington, MD 20744 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 17th 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 17th day of March, 2026, next.

The report states the amount of sale to be \$790,000.00.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
152113 (2-26,3-5,3-12)

**NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS**

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DAVID CONLEY WRIGHT

Notice is given that Jodie Reyes, whose address is 5115 Boydel Ave, Oxon Hill, MD 20745-3716, was on February 12, 2026 appointed Personal Representative of the estate of **DAVID CONLEY WRIGHT** who died on December 26, 2025 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 12th 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 12th 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.

JODIE REYES
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 139995
152074 (2-26,3-5,3-12)

NOTICE

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

v.

Henry A. Burns II

AND

Maxine D. Burns

919 Nova Avenue
Capitol Heights, MD 20743
Defendants

**In the Circuit Court for Prince
George's County, Maryland
Case No. C-16-CV-24-006100**

Notice is hereby given this 20th 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 23rd 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 23rd day of March, 2026.

The Report of Sale states the amount of the foreclosure sale price to be \$219,000.00. The property sold herein is known as 919 Nova Avenue, Capitol Heights, MD 20743.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
152125 (2-26,3-5,3-12)

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 for 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
152045 (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
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)

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

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)

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)

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)

**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)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
NATHAN CHILDS
AKA: NATHAN DOUGLAS
DUVAL CHILDS, III**

Estate No.: 138182

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Jason Childs 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 31, 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

152068 (2-26,3-5)

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)

**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,

LEGALS

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on March 23, 2007, a certain Deed of Trust was executed by Lawrence McGlore Spurlock Jr, and Delores C. Spurlock as Grantor(s) in favor of Wells Fargo Bank, N.A. as Beneficiary, and B. George Ballman as Trustee(s), and was recorded on April 5, 2007, in Book 2758/6, Page 481 in the Office of the Land Records for Prince George's County, Maryland; and

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

WHEREAS, the Deed of Trust is now owned by the Secretary, pursuant to an assignment dated July 6, 2022, and recorded on July 15, 2022, in Book 47927, Page 1, in the office of the Land Records for Prince George's County, Maryland; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on September 24, 2025, was not made and remains wholly unpaid as of the date of this notice, and a Borrower has died and the Property is not the principal residence of at least one surviving Borrower, and no payment has been made sufficient to restore to the loan to currency; and

WHEREAS, the entire amount delinquent as of February 2, 2026 is \$418,889.19; and

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

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, notice is hereby given that on March 17, 2026 at 11:30 am local time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder:

See attached Exhibit A

Commonly known as: 7608 Harpers Drive, Fort Washington, MD 20744

Tax ID: 12-1198639

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

The Secretary of Housing and Urban Development will bid \$423,889.19.

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

When making their bids, all bidders except the Secretary must submit a deposit totaling \$42,500.00 in the form of a certified check or cashier's check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$42,500.00 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

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

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

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

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

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

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

Date: February 9, 2026

Cohn, Goldberg & Deutsch, LLC
Foreclosure Commissioner

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

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

EXHIBIT A

Lot Nineteen (19) in Block lettered C-C, in the Subdivision known as "Section 11, Rosedale Estates", as per plat recorded in Plat Book W.W.W. 55 at Plat 70 among the Land Records of Prince George's County, Maryland.

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

152117

(2-26,3-5,3-12)

LEGALS

AWBF LAW, P.C.
ATTORNEYS AND COUNSELORS AT LAW
1401 Rockville Pike, Suite 650
Rockville, MD 20852
TELEPHONE (301) 738-7657
TELECOPIER (301) 424-0124

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE Improved by Premises known as 3010 VICEROY AVENUE, DISTRICT HEIGHTS, MD 20747-3217

By virtue of the power and authority contained in a Deed of Trust from KAYLA COOPER, dated May 1, 2018 and recorded in Liber 40856 at Folio 360 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

FRIDAY, MARCH 13, 2026 AT 3:05 P.M.

all that property described in said Deed of Trust as follows:

ALL THAT PROPERTY SITUATE, LYING AND BEING IN PRINCE GEORGE'S, STATE OF MARYLAND, AN DESCRIBED AS FOLLOWS:

LOT NUMBERED TWENTY-EIGHT (28) IN BLOCK NUMBERED NINE (9) IN A SUBDIVISION KNOWN AS SECTION 3, BERKSHIRE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK WWWW 26 FOLIO 12, OF THE LAND RECORDS OF SAID AND COUNTY.

THE DERIVATION OF SAME BEING:

The same being property conveyed by Deed executed by EARL S. DORNES AND RUTH M. DORNES, on 12/29/2000, as recorded on 1/25/2001 at Book/Liber 12335, Page/Folio 231, in the land records of PRINCE GEORGES COUNTY.

Parcel Identification Number: 06-0473660

Said property is improved by A Dwelling and Is SOLD IN "AS IS CONDITION"

TERMS OF SALE: A deposit of \$11,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 7.75% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property.

In the Event this property is sold and for any reason the sale is not ratified the liability of the Substitute Trustees shall be limited to a refund of the deposit. Upon refund of the deposit the purchaser shall have no further claim against the Substitute Trustees either at law or in equity.

JEREMY K. FISHMAN and ERICA T. DAVIS,
Substitute Trustees, by virtue of Instrument recorded among the land records of Prince George's County, Maryland

Brenda DiMarco, Auctioneer
14804 Main Street
Upper Marlboro, MD 20772
Phone#: 301-627-1002
Auctioneer's Number # A000580

152114

(2-26,3-5,3-12)

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

6205 KENILWORTH AVENUE RIVERDALE, MD 20737

By authority contained in a Deed of Trust dated May 11, 2016 and recorded in Liber 39547, Folio 303, and re-recorded at Liber 50687, Folio 420, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$157,000.00, and an interest rate of 3.375%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

MARCH 17, 2026 AT 10:00 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 \$8,500.00 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

152118

(2-26,3-5,3-12)

LEGALS

Jill A. Snyder, Esq.
Law Office of Jill A. Snyder, LLC
17 Windflower Court
Reisterstown, MD 21136
410-864-8788

A. Wayne Hood
2525 Elvans Rd SE
Washington, DC 20020
301-523-2831

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF STEVEN CRAIG JOHNSON

Notice is given that Portia L. Henry, whose address is 6 Stable Court, Owings Mills, MD 21117, and Jacqueline F. Jones, whose address is 2200 Maple Hill Court, Baltimore, MD 21207, were on February 20, 2026 appointed Co-Personal Representatives of the estate of STEVEN CRAIG JOHNSON who died on December 9, 2025 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the 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 20th 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 20th 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.

PORTIA L. HENRY
JACQUELINE P. JONES
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. 140531

152186

(3-5,3-12,3-19)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ANGELA RENEE KNIGHT

Notice is given that Wayne Johnson, Jr, whose address is 3409 Manders Place, Springdale, MD 20774, and Candace Renee Johnson, whose address is 5 Parkside Drive, Jamesburg, NJ 08831-1602, were on February 25, 2026 appointed Co-Personal Representatives of the estate of ANGELA RENEE KNIGHT who died on January 21, 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 25th 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 25th 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.

WAYNE JOHNSON, JR.
CANDACE RENEE JOHNSON
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. 140560

152187

(3-5,3-12,3-19)

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LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**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 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 \$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)

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 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 \$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

**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 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 \$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)

LEGALS

Freddie J. Traub, Esquire
Friedman & Friedman, LLP
409 Washington Avenue, Suite 900
Towson, Maryland 21204
410-494-0100

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LINDA J. ROSENBERG

Notice is given that Michael J. Rosenberg, whose address is 3158 Gracefield Road, Unit #316, Silver Spring, Maryland 20904, was on February 24, 2026 appointed personal representative of the small estate of Linda J. Rosenberg 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 persons having any objection to the appointment shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

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

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

MICHAEL J. ROSENBERG
Personal Representative

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

Estate No. 138878
152147 (3-5)

Alexander Noble, Esq.
5335 Wisconsin Avenue NW
Suite 400
Washington, DC 20015
202-274-1504

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**SHARON V. GREENE
AKA SHARON V. RAY**

Notice is given that Marcus Greene, whose address is 1759 Winfield Park Drive, Greenfield, IN 46140, was on February 11, 2026 appointed personal representative of the small estate of Sharon V. Greene aka Sharon V. Ray, who died on December 20, 2016 without a will.

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

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

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

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

MARCUS GREENE
Personal Representative

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

Estate No. 139180
152155 (3-5)

LEGALS

Linda M. Brown
14405 Laurel Place Suite 316
Laurel, MD 20707
240-264-6087

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ZARINA ALLAHRAKHA

Notice is given that Sabrina Allahrakha, whose address is 12308 Silverbirch Ln, Laurel, MD 20708-2544, was on February 18, 2026 appointed personal representative of the small estate of Zarina Allahrakha, who died on August 14, 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.

SABRINA ALLAHRAKHA
Personal Representative

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

Estate No. 138924
152157 (3-5)

Samantha Granderson Esq
4450 Mitchellville Road Suite 1244
Bowie, MD 20716
301-615-9520

**NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS**

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SHIRLEY JEAN BEARD

Notice is given that Deirdre Lynn Beard, whose address is 2006 Sheridan St, Hyattsville, MD 20782, was on February 19, 2026 appointed Personal Representative of the estate of SHIRLEY JEAN BEARD, who died on August 3, 2024 without a will.

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

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

DEIRDRE LYNN BEARD
Personal Representative

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

Estate No. 138955
152178 (3-5,3-12,3-19)

LEGALS

Isaac H. Marks, Sr., Esquire
11785 Beltsville Drive, Ste. 150
Calverton, MD 20705
301-572-7391

**NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS**

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GERTRUDE H TROWER

Notice is given that Isaac H. Marks, Sr., Esquire, whose address is 11785 Beltsville Drive, Ste. 150, Calverton, MD 20705, was on February 19, 2026 appointed Personal Representative of the estate of GERTRUDE H TROWER who died on February 13, 2022 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 19th 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.

ISAAC H. MARKS, SR., ESQUIRE
Personal Representative

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

Estate No. 126078
152169 (3-5,3-12,3-19)

Byrd & Byrd, LLC
Joshua Winger
14300 Gallant Fox Lane, Suite 120
Bowie, Maryland 20715
301-464-7448

**NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS**

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BEATRICE COLLEEN ROLLINS

Notice is given that Margaret C. Rollins, whose address is 8006 Clubhouse Drive, New Bern, North Carolina 28562, was on February 20, 2026 appointed Personal Representative of the estate of BEATRICE COLLEEN ROLLINS who died on April 9, 2012 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 20th 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.

MARGARET C. ROLLINS
Personal Representative

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

Estate No. 140524
152171 (3-5,3-12,3-19)

THIS COULD BE YOUR AD!

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LEGALS

NOTICE OF DEFAULT AND FORECLOSURE SALE

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

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

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

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

WHEREAS, the entire amount delinquent as of February 9, 2026 is \$385,081.56; and

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

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

See attached Exhibit A

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

Tax ID: 10-1118926

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

The Secretary of Housing and Urban Development will bid \$390,081.56.

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

When making their bids, all bidders except the Secretary must submit a deposit totaling \$39,000.00 in the form of a certified check or cashier's check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$39,000.00 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

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

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

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

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

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

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

Date: February 10, 2026

Cohn, Goldberg & Deutsch, LLC
Foreclosure Commissioner

BY: Richard E. Solomon
Cohn, Goldberg & Deutsch, LLC
1099 Winterson Road, Suite 301
Linthicum Heights, MD 21090
(410) 296-2550
Attorney@cgd-law.com

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

Exhibit A

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

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

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

152207

(3-5,3-12,3-19)

LEGALS

**NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS**

TO ALL PERSONS INTERESTED IN THE ESTATE OF EARNEST EARL JOINER

Notice is given that Rodysseus Joiner, whose address is 5608 Buckingham Palace Ct, Alexandria, VA 22315-4120, was on February 18, 2026 appointed Personal Representative of the estate of EARNEST EARL JOINER, who died on December 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 18th 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 18th 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.

RODYSSIEUS JOINER
Personal Representative

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

Estate No. 140488

152183 (3-5,3-12,3-19)

**NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS**

TO ALL PERSONS INTERESTED IN THE ESTATE OF BEVERLY ANITA GREENE

Notice is given that Terrance N Ball, whose address is 901 S. Dinwiddie Street #113, Arlington, VA 22204, was on February 24, 2026 appointed Personal Representative of the estate of BEVERLY ANITA GREENE, who died on September 6, 2018 without a will.

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

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

TERRANCE N BALL
Personal Representative

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

Estate No. 115041

152184 (3-5,3-12,3-19)

**NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS**

TO ALL PERSONS INTERESTED IN THE ESTATE OF YOMI ADEBAKIN

Notice is given that Michelle Simon, whose address is 401 N Washington St Ste 445, Rockville, MD 20850-0707, was on February 18, 2026 appointed Personal Representative of the estate of YOMI ADEBAKIN, who died on August 13, 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 18th 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 18th 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.

MICHELLE SIMON
Personal Representative

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

Estate No. 138292

152190 (3-5,3-12,3-19)

LEGALS

**NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS**

TO ALL PERSONS INTERESTED IN THE ESTATE OF FLEMING W CROSLAND JR

Notice is given that Jennifer Crosland, whose address is 103 East 2nd St Apt 534, Richmond, VA 23224, was on February 23, 2026 appointed Personal Representative of the estate of FLEMING W CROSLAND JR, who died on January 28, 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 23rd 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 23rd 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.

JENNIFER CROSLAND
Personal Representative

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

Estate No. 140325

152185 (3-5,3-12,3-19)

**NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS**

TO ALL PERSONS INTERESTED IN THE ESTATE OF LISBERT L WILLIAMS

Notice is given that Milvett S Alston, whose address is 7711 Greymont St, Landover, MD 20785-4139, was on February 3, 2026 appointed Personal Representative of the estate of LISBERT L WILLIAMS, who died on January 5, 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.

MILVETT S ALSTON
Personal Representative

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

Estate No. 140305

152189 (3-5,3-12,3-19)

**REQUEST FOR PROPOSAL
DEVELOPMENT OPPORTUNITY NEAR A METRO STATION
29 Bayou Avenue, Capitol Heights, MD 20743**

On February 25, 2026, The Redevelopment Authority of Prince George's County (the "RDA") in partnership with the Town of Capitol Heights (the "ToCH") jointly issue this Request for Proposals ("RFP") "RFP NO. 2026-01 Development Opportunity for 29 Bayou Avenue, Capitol Heights, MD 20743".

The Town of Capitol Heights, by and through the Redevelopment Authority of Prince George's, a public body corporate and politic, existing under the laws of the State of Maryland, is hereby soliciting proposals from qualified developers and/or development teams to acquire, design, finance, construct and/or manage a mixed-use / residential development on an approximately 1.8 acre parcel located at 29 Bayou Avenue, Capitol Heights, MD 20743 (the "Development Parcel" or "Site"). The Development Parcel is nestled in the bustling Town of Capitol Heights and is about a tenth of a mile away from the Capitol Heights metro station.

To review and download a copy of the above referenced Request For Proposals (RFP No. 2026-01) please visit the RDA website at: <https://www.princegeorgescountymd.gov/departments-offices/redevelopment-authority/solicitations/invitation-bids>

For questions, please contact:

Steve Donegan
Real Estate Development Project Manager
Redevelopment Authority
9200 Basil Court, Suite 504
Largo, Maryland 20774
29BayouAve@co.pg.md.us

152126

(2-26,3-5)

**PUBLIC HEARING
CITY OF LAUREL MAYOR AND CITY COUNCIL**

MONDAY, MARCH 23, 2026

**LAUREL MUNICIPAL CENTER
8103 SANDY SPRING ROAD**

LAUREL, MD

6:00 P.M.

Text Amendment Application No. 269 (Ordinance No. 2050)

An ordinance of the Mayor and City Council of Laurel, Maryland to amend the Unified Land Development Code, Chapter 20, "Land Development and Subdivision Regulations," section 20-22.73, "body art establishments" and providing an effective date for recommendation to the Mayor and City Council.

This meeting will be held in-person. The public is welcome to attend and to testify, except at the Council Work Session. For more meeting details, please visit <https://www.cityoflaurel.org/register-to-speak> and submit a speaker list if you wish to speak.

152136

(3-5,3-12)

THE PRINCE

GEORGE'S POST

Call 301-627-0900

Fax 301-627-6260

LEGALS

Mitchell J Shapiro Esq
1335 Rockville Pike Ste 220
Rockville, MD 20852-1456
301-309-1775

**NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS**

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SONDRA H JOHNSON

Notice is given that Rodney Johnson, whose address is 1110 Crestfield Dr, Rockville, MD 20850-6085, was on February 5, 2026 appointed Personal Representative of the estate of SONDRA H JOHNSON, who died on February 22, 2025 without a will.

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

All 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.

RODNEY 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. 139573

152090 (2-26,3-5,3-12)

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)

LEGALS

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)

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:

- (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.

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)

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)

Paulette Lundy, Esq.
8825 Stanford Blvd., Suite 140
Columbia, Maryland 21045
410-405-7996

**NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS**

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GARY RICHARD SMALL, SR.

Notice is given that James Fred Small, whose address is 13037 Marquette Lane, Bowie, Maryland 20715, was on February 17, 2026 appointed Personal Representative of the estate of GARY RICHARD SMALL, SR., who died on October 25, 2025 without a will.

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

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

JAMES FRED SMALL
Personal Representative

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

Estate No. 139673

152182 (3-5,3-12,3-19)

Julian Moss Esq
401 N Washington St, Ste 445
Rockville, MD 20850-0707
301-656-5775

**NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS**

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ELIZABETH ALTHEA KING

Notice is given that Michelle Simon, whose address is 401 N Washington St Ste 445, Rockville, MD 20850-0707, was on February 17, 2026 appointed Personal Representative of the estate of ELIZABETH ALTHEA KING, who died on June 8, 2021 without a will.

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

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

MICHELLE SIMON
Personal Representative

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

Estate No. 135074

152192 (3-5,3-12,3-19)

LEGALS

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

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)

Natalie A Peroutka Esq
14300 Gallant Fox Ln Ste 120
Bowie, MD 20715-4031
301-464-7448

**NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS**

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**LAURA L. HARRIS
AKA: LAURA LOUISE HARRIS**

Notice is given that RACHEL ELIZABETH TENEYCK, whose address is 2523 Oxon Run Drive, Temple Hills, MD 20748, was on February 17, 2026 appointed Personal Representative of the estate of LAURA L. HARRIS who died on January 7, 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 17th 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 17th 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.

RACHEL ELIZABETH TENEYCK
Personal Representative

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

Estate No. 140251

152069 (2-26,3-5,3-12)

Ethel Mitchell Esq
8403 Colesville Rd Ste 1100
Silver Spring, MD 20910-6346
240-461-9996

**NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS**

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PATSY FATH DAVIS RUFFINS

Notice is given that Paul Marshall Ruffins, whose address is 3200 Varnum St, Mount Rainier, MD 20712-1652, was on February 13, 2026 appointed Personal Representative of the estate of PATSY FATH DAVIS RUFFINS, who died on November 13, 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 13th 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 13th 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.

PAUL MARSHALL RUFFINS
Personal Representative

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

Estate No. 139638

152084 (2-26,3-5,3-12)

LEGALS

Julian Moss, Esquire
Parker Simon Law LLC
110 N. Washington Street, Suite 500
Rockville, MD 20850
301-656-5775

**NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS**

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GERALD FRANK ALSTON

Notice is given that Michelle Simon, Esquire, whose address is 110 N Washington St Ste 500, Rockville, MD 20850-2230, was on February 17, 2026 appointed Personal Representative of the estate of GERALD FRANK ALSTON, who died on December 13, 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.

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

- (1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or
- (2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice. A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

LEGALS

ORDER OF PUBLICATION

OPPIDAN INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
Plaintiff

vs.

LYNNE DAVID;
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:

14019 JUSTIN WAY, UNIT B
LAUREL MD 20707

AND

Unknown Owner of the property 14019 JUSTIN WAY, UNIT B described as follows: Property Tax ID 10-1040500 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-26-00093

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:

1743 SQ FT & IMPS THE TIERS OF LAUREL Assmt 201,100 Lib and FI 49162/0506 and assessed to LYNNE DAVID, also known as 14019 JUSTIN WAY, UNIT B, LAUREL MD 20707, Tax Account No. 10-1040500.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.

It is thereupon this 23rd 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 20th day of March, 2026, warning all persons interested in the property to appear in this Court by the 28th 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
152139 (3-5,3-12,3-19)

ORDER OF PUBLICATION

OPPIDAN INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
Plaintiff

vs.

ERIC ASANANSI;
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:

6117 BALFOUR DR
HYATTSVILLE MD 20782

AND

Unknown Owner of the property 6117 BALFOUR DR described as follows: Property Tax ID 17-1853076 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-26-00105

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:

5850 SQ FT LOT 5 BLK B SUB CAR-RINGTON Assmt 426,300 Lib and FI 38563/0569 and assessed to ERIC ASANANSI and, also known as 6117 BALFOUR DR, HYATTSVILLE MD 20782, Tax Account No. 17-1853076.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.

It is thereupon this 24th 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 20th day of March, 2026, warning all persons interested in the property to appear in this Court by the 28th 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
152144 (3-5,3-12,3-19)

LEGALS

ORDER OF PUBLICATION

LATAYA BYRD
Plaintiff,

v.

HARRIET A. CLAY

AND

All persons having or claiming to have an interest in the property situate and lying in PRINCE GEORGE'S COUNTY and known as:

23007 BOOKER WASHINGTON AVENUE
AQUASCO, MD 20608

AND DESCRIBED ON THE TAX ROLL OF THE DIRECTOR OF FINANCE AS FOLLOWS: LOTS 23.24, 6,029.0000 SQ. FT. CEDAR HAVEN, BLK 9, ASSMT \$1,200 LIB 03822 FL 170

AND

PRINCE GEORGE'S COUNTY, MARYLAND
SERVE ON: RHONDA L. WEAVER,
COUNTY ATTORNEY

Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-26-00929

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:

All that property in Prince George's County described as: LOTS 23.24, 6,029.0000, SQ. FT. CEDAR HAVEN, BLK 9, ASSMT \$1,200 LIB 03822 FL 170, AND ASSESSED TO HARRIET A. CLAY.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.

It is thereupon this 23rd 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 20th day of March, 2026, warning all persons interested in the property to appear in this Court by the 28th 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
152140 (3-5,3-12,3-19)

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
ETHEL MAE BOWLES

Notice is given that William Bowles, whose address is 11315 Sherrington Ct, Upper Marlboro, MD 20774-2317, was on February 19, 2026 appointed Personal Representative of the estate of **ETHEL MAE BOWLES** who died on January 22, 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 19th 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 19th 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.

WILLIAM BOWLES
Personal Representative

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

Estate No. 140384
152166 (3-5,3-12,3-19)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
BELCHER M MCNEIL

Notice is given that Scott L Little, whose address is PO Box 1057, Upper Marlboro, MD 20773-1057, was on June 4, 2025 appointed Personal Representative of the estate of **BELCHER M MCNEIL** who died on January 31, 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 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 December, 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 4th day of December, 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.

SCOTT L LITTLE
Personal Representative

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

Estate No. 132682
152167 (3-5,3-12,3-19)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
PEARL E MOUNTJOY

Notice is given that Crystal Stokes Danner, whose address is 24270 Julep Ln, Oronogo, MO 64855-8276, was on February 18, 2026 appointed Personal Representative of the estate of **PEARL E MOUNTJOY** who died on February 10, 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 18th 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 18th 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.

CRYSTAL STOKES DANNER
Personal Representative

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

Estate No. 140476
152168 (3-5,3-12,3-19)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
VAN KHANH HOANG

Notice is given that Andre E Navarrete, whose address is 17203 Aspen Leaf Dr, Bowie, MD 20716-3620, was on February 11, 2026 appointed Personal Representative of the estate of **VAN KHANH HOANG**, who died on January 22, 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 11th 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 11th 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.

ANDRE E NAVARRETE
Personal Representative

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

Estate No. 140411
152088 (2-26,3-5,3-12)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
ALIE KOROMA

Notice is given that Bamba Koroma, whose address is 14401 Northwyn Dr, Silver Spring, MD 20904-5935, was on February 11, 2026 appointed Personal Representative of the estate of **ALIE KOROMA**, who died on January 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 11th 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 11th 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.

BAMBA KOROMA
Personal Representative

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

Estate No. 140210
152089 (2-26,3-5,3-12)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
BEULAH LEE COOPER

Notice is given that Brenda C Morse, whose address is 4013 Woodstock Rd, Rocky Mount, NC 27803-1425, was on February 17, 2026 appointed Personal Representative of the estate of **BEULAH LEE COOPER**, who died on December 23, 2025 without a will.

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

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

BRENDA C MORSE
Personal Representative

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

Estate No. 140471
152091 (2-26,3-5,3-12)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
ERVIN LEE HANNAH AKA: ERVIN LEE HANNAH SR

Notice is given that Ervin L Hannah Jr, whose address is 1152 Elk Ct, Kernersville, NC 27284-6742, was on February 17, 2026 appointed Personal Representative of the estate of **ERVIN LEE HANNAH**, who died on July 31, 2025 without a will.

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

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

ERVIN L HANNAH 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. 138181
152092 (2-26,3-5,3-12)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
EVELYN OLIVER

Notice is given that Deborah Oliver, whose address is 227 17th St NE, Washington, DC 20002-6615, was on February 13, 2026 appointed Personal Representative of the estate of **EVELYN OLIVER**, who died on March 7, 2025 without a will.

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

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

DEBORAH OLIVER
Personal Representative

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

Estate No. 139016
152093 (2-26,3-5,3-12)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
ETHEL MAE BOWLES

Notice is given that William Bowles, whose address is 11315 Sherrington Ct, Upper Marlboro, MD 20774-2317, was on February 19, 2026 appointed Personal Representative of the estate of **ETHEL MAE BOWLES** who died on January 22, 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 19th 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 19th 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.

LEGALS

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)

LEGALS

**PRINCE GEORGE'S COUNTY
GOVERNMENT**

**Board of License
Commissioners
(Liquor Control Board)**

REGULAR SESSION

MARCH 11, 2026

1. t/a Bistro 64, Kenneth Nde, Owner. Located at 6494 Marlboro Pike, District Heights, 20747. Request for a Special Entertainment Permit.

2. Jeffrey Sze, Member, t/a The Spot, located at 4531 Telfair Blvd, Suite 101, Camp Springs, MD, 20746. To present and seek the Board's approval of the business plan. Continued from February 11, 2026.

3. Marlon Selmon, Member, t/a BLVCK Cow, located at 3504 Waterford Mill Road, Bowie, MD, 20720. While conducting a Special Assignment complaint that BLVCK Cow was operating beyond the scope of their approved license, an Inspector observed a band performing after 9:00 p.m., this location does not have an Entertainment Permit, which is in direct violation of R.R. No. 75 Entertainment Permit.

4. De Yue Chen, President, t/a House of Lee Restaurant, located at 6401 Maxwell Drive, Camp Springs, MD, 20746. For an alleged violation of R.R.1, Sale to a Minor. On or about January 22, 2026 at 12:35 pm, an underage operative was served 1 25 oz can of Rita's Mang-o Ritas. The seller asked for ID but did not verify that the operative was not 21 years of age.

5. Donnell Long, Member, t/a Old Town Inn, located at 14745 Main Street, Upper Marlboro, 20772. For an alleged violation of Section 26-2102 of the Alcoholic Beverage Article of the Annotated Code of Maryland and Rule and Regulation 88 - NON-EFFECTUATION (Failure to put approved license or permits in use) of the Rules and Regulations for Prince George's County. On or about December 3, 2024, a new application for a Special Entertainment Permit was filed. On or about January 8, 2025, the Board approved the issuance of the permit. However, the permit was not placed into use within 90 days following the Board's approval.

6. Brandon Austin, Board Manager, t/a Marley's Bar & Grill, located at 6450 American Blvd., Hyattsville, 20782. For an alleged violation of Section 26-2102 of the Alcoholic Beverage Article of the Annotated Code of Maryland and Rule and Regulation 88 - NON-EFFECTUATION (Failure to put approved license or permits in use) of the Rules and Regulations for Prince George's County. On or about July 16, 2025, a new application for a Special Entertainment Permit was filed. On or about August 7, 2025, the

Board approved the issuance of the permit. However, the permit was not placed into use within 90 days following the Board's approval.

7. t/a J.B. Liquors, Tushar Vadadoriya, Member/Managing Member, Class A, Beer, Wine and Liquor, JB Red Rose, LLC, 5842 Silver Hill Road, Forestville, 20747-Request for a Delivery Permit.

8. t/a Primo's, Mayur Lakhani, President / Treasurer, Larry Thompson, Secretary, Class A, Beer, Wine and Liquor, Matrushakti, Inc., 7740 Landover Road, Landover, 20785-Request for a Delivery Permit.

9. t/a Apollo Wine and Spirits, Harshadkumar Patel, Managing Member/Authorized Person, Class A, Beer, Wine and Liquor, Eastover Wine & Spirits, LLC, 4585 Telfair Blvd, Suite #300A, Camp Springs, 20746. - Request for a Delivery Permit.

10. t/a Loreda's Mexican Restaurant, Gregorio Martinez, President, Efrain Moreno, Vice President, Class B, Beer, Wine and Liquor, AKC Restaurant, Inc., 9227 Oxon Hill Road, Fort Washington, 20744. On December 16, 2025, the Board of License Commissioners received documentation relating to the above-referenced licensed establishment, including notice of the death of licensee (Mr. Gregorio Martinez) and related filings. In order for the Board to fully understand the records submitted and the associated timeline, the appearance of the licensee is required to provide clarification and answer any questions the Board may have.

11. Theodore Spiropoulos, President, Demetrios Spiropoulos, Secretary/Treasurer, t/a Town Center Market, located at 4705 Queensbury Road, Riverdale Park, 20737. The Director requests that the licensee appear before the Board to review the scope and limitations of the current license class and confirm compliance.

12. Brian Berman, Member/ Authorized Person, t/a Crescent Wine and Spirits, 15501 Annapolis Road, Suite 300, Bowie, 20715. The Director requests that the licensee appear before the Board to review the scope and limitations of the current license class and confirm compliance.

A virtual hearing will be held via Zoom at 7:00 p.m. on Wednesday, March 11, 2026. If you would like to attend, the link to the virtual hearing will be available one week prior on the BLC's website at <http://bolc.mypgc.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 date 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 19, 2026

152111 (2-26,3-5)

LEGALS

ORDER OF PUBLICATION

OPPIDAN INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
Plaintiff
vs.

WENDY BONILLA;
LINDOLFO ALVARGENGA AG-
GUIRRE
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:

9100 DARCY RD
UPPER MARLBORO MD 20774

AND

Unknown Owner of the property 9100 DARCY RD described as follows: Property Tax ID 15-1740653 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.

**IN THE CIRCUIT COURT OF
MARYLAND FOR
PRINCE GEORGE'S COUNTY
CASE NO.: C-16-CV-26-000879**

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:

18236 SQ FT & IMPS LOT 1 BLK B SUB LITTLE WASHINGTON Assmt 491,233 Lib and Fl 43193/0497 and assessed to WENDY BONILLA and LINDOLFO ALVARGENGA AG-GUIRRE, also known as 9100 DARCY RD, UPPER MARLBORO MD 20774, Tax Account No. 15-1740653.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date

of sale has expired.

It is thereupon this 17th 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 20th day of March, 2026, warning all persons interested in the property to appear in this Court by the 28th 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
152053 (2-26,3-5,3-12)

LEGALS

ORDER OF PUBLICATION

OPPIDAN INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
Plaintiff
vs.

PARRISH SCHOON;
TRAVIS SCHOON
MILDRED A. HOLT
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:

10912 WHARTON DR
LANHAM MD 20706

AND

Unknown Owner of the property 10912 WHARTON DR described as follows: Property Tax ID 13-1554567 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.

**IN THE CIRCUIT COURT OF
MARYLAND FOR
PRINCE GEORGE'S COUNTY
CASE NO.: C-16-CV-26-000917**

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:

8001 SQ FT & IMPS LOT 14 BLK 14 PLAT NO 8 KETTERING Assmt 381,733 Lib and Fl 14563/0419 and assessed to PARRISH SCHOON and TRAVIS SCHOON, MILDRED C. HOLT, also known as 10912 WHARTON DR, LANHAM MD 20706, Tax Account No. 13-1554567.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.

It is thereupon this 18th 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 13th day of March, 2026, warning all persons interested in the property to appear in this Court by the 21st 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
152106 (2-26,3-5,3-12)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
CLARENCE MICHAEL LOGAN
Estate No.: 138634**

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Martin Logan 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 9, 2026 at 10:30 A.M.**
This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

152160 (3-5,3-12)

LEGALS

ORDER OF PUBLICATION

OPPIDAN INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
Plaintiff
vs.

JOHN KELLEY, SR;
MARYLAND DEPARTMENT OF
HOUSING AND COMMUNITY
DEVELOPMENT
MARK PETRAUSKAS, TRUSTEE
ANTHONY J. MOHAN TRUSTEE
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:

13325 BRANDYWINE RD
BRANDYWINE MD 20613

AND

Unknown Owner of the property 13325 BRANDYWINE RD described as follows: Property Tax ID 11-1181734 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.

**IN THE CIRCUIT COURT OF
MARYLAND FOR
PRINCE GEORGE'S COUNTY
CASE NO.: C-16-CV-26-000892**

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:

6.01 AC & IMPS Assmt 492,533 MAP 144 GRD E2 PAR 19 Lib and Fl 40434/0373 and assessed to JOHN KELLEY, SR and, also known as 13325 BRANDYWINE RD, BRANDYWINE MD 20613, Tax Account No. 11-1181734.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.

It is thereupon this 18th 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 13th day of March, 2026, warning all persons interested in the property to appear in this Court by the 21st 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
152098 (2-26,3-5,3-12)

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

LEGALS

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 Arcurus 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

**NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS**

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARY S BLANCHARD

Notice is given that Bettye M Young, whose address is 254 15th St SE, Washington, DC 20003, was on June 28, 2024 appointed Personal Representative of the estate of **MARY S BLANCHARD** who died on June 14, 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 28th day of December, 2024.

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.

BETTYE M YOUNG
Personal Representative

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

Estate No. 133954
152110 (2-26,3-5,3-12)

NOTICE

Richard E. Solomon
Richard J. Rogers
Michael McKeefery
Christianna Kersey
Kyle Blackstone
Jason Murphy
John Ansell

1099 Winterson Road, Suite 301
Linthicum Heights, MD 21090
Substitute Trustees,
Plaintiffs

v.

Donald L. Wortham,
a/k/a Donald L. Wortham, Jr.
1210 Dillon Court
Capitol Heights, MD 20743
Defendant

**In the Circuit Court for Prince
George's County, Maryland
Case No. C-16-CV-24-003151**

Notice is hereby given this 20th 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 23rd 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 23rd day of March, 2026.

The Report of Sale states the amount of the foreclosure sale price to be \$329,500.00. The property sold herein is known as 1210 Dillon Court, Capitol Heights, MD 20743.

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

True Copy—Test:
Mahasin El Amin, Clerk
152124 (2-26,3-5,3-12)

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

NOTICE IS GIVEN that the court of Washington county, District of Columbia appointed Kimberly Michelle Berkley-Williams, whose address is 3846 Early Glow Ln, Bowie, MD 20716-3362, as the Personal Representative of the Estate of James Berkley Jr who died on March 25, 2024 domiciled in Washington, DC.

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.

KIMBERLY MICHELLE
BERKLEY-WILLIAMS
Foreign Personal Representative

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

Estate No. 140423
152094 (2-26,3-5,3-12)

**NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS**

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PATRICIA MAE STATON

Notice is given that Tracy Wallis, whose address is 17928 Swanns Creek Lane, Dumfries, VA 22026, was on February 17, 2026 appointed Personal Representative of the estate of **PATRICIA MAE STATON** who died on March 11, 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 17th 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.

TRACY WALLIS
Personal Representative

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

Estate No. 132798
152170 (3-5,3-12,3-19)

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

NOTICE

Richard E. Solomon
Richard J. Rogers
Michael McKeefery
Christianna Kersey
Kyle Blackstone
Jason Murphy
Owen Hare

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 McDermon, 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)

ORDER OF PUBLICATION

OPPIDAN INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
Plaintiff

vs.

JOSE ISRAEL VILLALOBOS MARTINEZ;
HOMESPIRE MORTGAGE CORP.
FKA NEW AMERICA FINANCIAL CORP.
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
SCOTT GOLDSCHNEIN, TRUSTEE
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:

5213 NORTH ENGLEWOOD DR
HYATTSVILLE MD 20785

AND

Unknown Owner of the property 5213 NORTH ENGLEWOOD DR described as follows: Property Tax ID 18-2079754 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-26-000895

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:

8437 SQ FT & IMPS LOT 7 BLK B NORTH ENGLEWOOD Assmt 290,767 Lib and FI 38357/0554 and assessed to **JOSE ISRAEL VILLALOBOS MARTINEZ** and, also known as 5213 NORTH ENGLEWOOD DR, HYATTSVILLE MD 20785, Tax Account No. 18-2079754.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.

It is thereupon this 18th 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 13th day of March, 2026, warning all persons interested in the property to appear in this Court by the 21st 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
152100 (2-26-3-5,3-12)

**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

ORDER OF PUBLICATION

OPPIDAN INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
Plaintiff

vs.

MARJORIE C. MCCENEY LIVING TRUST;
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:

510 PRINCE GEORGE ST
LAUREL MD 20707

AND

Unknown Owner of the property 510 PRINCE GEORGE ST described as follows: Property Tax ID 10-1107408 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-26-000910

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:

4474 SQ FT & IMPS STEPHILL Assmt 336,433 Lib and FI 37755/0182 and assessed to **MARJORIE C. MCCENEY LIVING TRUST** and, also known as 510 PRINCE GEORGE ST, LAUREL MD 20707, Tax Account No. 10-1107408.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.

It is thereupon this 18th 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 13th day of March, 2026, warning all persons interested in the property to appear in this Court by the 21st 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
152101 (2-26-3-5,3-12)

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)

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

LEGALS

ORDER OF PUBLICATION

OPPIDAN INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
Plaintiff

vs.

WARREN A PIERCE;
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:

5510 LINCOLN AVE
LANHAM MD 20706

AND

Unknown Owner of the property 5510 LINCOLN AVE described as follows: Property Tax ID 14-1658467 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-26-000911

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:

7500 SQ FT & IMPS LOT 13 BLK F LINCOLN Assmt 551,900 Lib and FI 30280/0489 and assessed to **WARREN A PIERCE** and, also known as 5510 LINCOLN AVE, LANHAM MD 20706, Tax Account No. 14-1658467.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.

It is thereupon this 18th 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 13th day of March, 2026, warning all persons interested in the property to appear in this Court by the 21st 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
152102 (2-26-3-5,3-12)

LEGALS

**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)

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

LEGALS

ORDER OF PUBLICATION

OPPIDAN INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
Plaintiff

vs.

NATALIA PENELOPE PROCTOR;
SAMANTHA ARETHA PROCTOR
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:

4501 BROWN STATION RD
UPPER MARLBORO MD 20772

AND

Unknown Owner of the property 4501 BROWN STATION RD described as follows: Property Tax ID 15-1777705 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-26-000912

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:

1.45 AC & IMPS LOT 45 PLAT 1 A O DILLE FARM Assmt 329,033 Lib and FI 41912/0255 and assessed to **NATALIA PENELOPE PROCTOR** and **SAMANTHA ARETHA PROCTOR**, also known as 4501 BROWN STATION RD, UPPER MARLBORO MD 20772, Tax Account No. 15-1777705.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.

It is thereupon this 18th 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 13th day of March, 2026, warning all persons interested in the property to appear in this Court by the 21st 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
152103 (2-26-3-5,3-12)

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)

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

LEGALS

ORDER OF PUBLICATION

OPPIDAN INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
Plaintiff

vs.

STEFANIE M ROBERTS;
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:

16416 ELYSIAN LN
BOWIE MD 20716

AND

Unknown Owner of the property 16416 ELYSIAN LN described as follows: Property Tax ID 07-2991008 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-26-000914

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:

1606 SQ FT & IMPS LOT 60 PIN OAK VILLAGE Assmt 355,000 Lib and FI 49687/0432 and assessed to **STEFANIE M ROBERTS** and, also known as 16416 ELYSIAN LN, BOWIE MD 20716, Tax Account No. 07-2991008.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.

It is thereupon this 18th 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 13th day of March, 2026, warning all persons interested in the property to appear in this Court by the 21st 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
152104 (2-26-3-5,3-12)

**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 Plate, 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)

LEGALS

ORDER OF PUBLICATION

LAND & COMMERCIAL, INC.
PROFIT SHARING PLAN
Plaintiff
v.

ST. PAUL TOWNE CENTRE, LLC and JEFFREY A. CHARLOW, ESQ. and MGK TITLE, LLC d/b/a MASTERS TITLE AND ESCROW and MINISTRY PARTNERS INVESTMENT COMPANY, LLC and SCOT R. BROWNING and JEFFREY R. DWYER, ESQ. and FRANK HENNEBERG, ESQ. and PRINCE GEORGE'S COUNTY, MD and STATE OF MARYLAND and

ALL UNKNOWN OWNERS OF THE PROPERTY DESCRIBED BELOW; ALL HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, EXECUTORS, ADMINISTRATORS, GRANTEES, ASSIGNS OR SUCCESSORS IN RIGHT, TITLE OR INTEREST, AND ANY AND ALL PERSONS HAVING OR CLAIMING TO HAVE AN INTEREST IN THE REAL PROPERTY DESCRIBED AS:

Spaulding, 6th Election District of Prince George's County, Maryland, Parcel A Eq 23.9059 Acres, 1,041,341.0000 Sq.Ft. & Imps. District Heights Plaza, Assmt \$14,651,600. Lib 40025 Fl 250 and assessed to St. Paul Towne Centre LLC under Account Number 0420596, having a street address of 6419 Marlboro Pike, District Heights, MD 20747.

Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No.: C-16-CV-26-000981**

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

Parcel A Eq 23.9059 Acres, 1,041,341.0000 Sq.Ft. & Imps. District Heights Plaza, Assmt \$14,651,600. Lib 40025 Fl 250 and assessed to St. Paul Towne Centre LLC under Account Number 0420596, being in the Spaulding, 6th Election District of Prince George's County and having a street address of 6419 Marlboro Pike, District Heights, MD 20747.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months from the date of sale have expired and that this is not owner-occupied residential property.

It is thereupon this 24th day of February, 2026 by the Circuit Court for Prince George's County, Maryland,

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, Maryland once a week for three (3) successive weeks, warning all persons interested in this property to appear in this Court by the 28th day of April, 2026 and redeem the property known as 6419 Marlboro Pike, District Heights, MD 20747 or answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in and as to the property and vesting in Plaintiff a title in fee simple 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
152203 (3-5,3-12,3-19)

LEGALS

NOTICE

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

Christopher Brent
6431 Entwood Court
Fort Washington, MD 20744
Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. C-16-CV-24-005303**

Notice is hereby given this 24th 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 26th 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 26th day of March, 2026.

The Report of Sale states the amount of the foreclosure sale price to be \$234,330.00, subject to a prior Mortgage. The property sold herein is known as 6431 Entwood Court, Fort Washington, MD 20744.

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

True Copy—Test:
Mahasin El Amin, Clerk
152145 (3-5,3-12,3-19)

ORDER OF PUBLICATION

EPCOT MD LLC
Plaintiff
v.

Geneen N Harrington as Personal Representative for the Estate of Ruby Harrington

Truist Bank (Successor in Interest to Branch Banking and Trust Company)

Edward P. Barker

William J. Ziegler

Prince George's County, Maryland
S/O County Attorney

Director of Finance for Prince George's County, Maryland
S/O County Attorney

State of Maryland
S/O County Attorney

All unknown owners of the property (1618 CLEARVIEW AVE OXON HILL 20745-0000 being known as District - 12 Account Identifier - 1302702 with a legal description of 7,734.0000 Sq.Ft. & Imps. Clearview Manor Lot 3 Blk C on the Tax Roll of the Director of Finance), 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 any and all persons having or claiming to have any interest in the property.

Defendants

**IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY
Case No. C-16-CV-26-000936**

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 1618 CLEARVIEW AVE OXON HILL 20745-0000 being known as District - 12 Account Identifier - 1302702 with a legal description of 7,734.0000 Sq.Ft. & Imps. Clearview Manor Lot 3 Blk C on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George's County, State of Maryland to EPCOT MD LLC, the Plaintiff.

A description of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: 1618 CLEARVIEW AVE OXON HILL 20745-0000 being known as District - 12 Account Identifier - 1302702 with a legal description of 7,734.0000 Sq.Ft. & Imps. Clearview Manor Lot 3 Blk C on the Tax Roll of the Director of Finance.

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

It is thereupon this 23rd 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 consecutive weeks, warning all persons interested in the property to appear before this Court by the 28th day of April, 2026 and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting title to the property in Plaintiff, free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
152141 (3-5,3-12,3-19)

LEGALS

ORDER OF PUBLICATION

EPCOT MD LLC
Plaintiff
v.

James D. Wilson

Carolyn R. Wilson

Select Portfolio Servicing Inc.

Brennan Ferguson

John C. Hanrahan

Jeremy B. Wilkins

Amanda Driscole

Robert Oliveri

Paul Heinmuller
Prince George's County, Maryland
S/O County Attorney

Director of Finance for Prince George's County, Maryland
S/O County Attorney

State of Maryland
S/O County Attorney

All unknown owners of the property (7603 15TH AVE TAKOMA PARK 20912-0000 being known as District - 17 Account Identifier - 1957752 with a legal description of 8,462.0000 Sq.Ft. & Imps. Carole Highlands Lot 2 Blk YOU on the Tax Roll of the Director of Finance), 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 any and all persons having or claiming to have any interest in the property.

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY

Case No. C-16-CV-26-000939

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 7603 15TH AVE TAKOMA PARK 20912-0000 being known as District - 17 Account Identifier - 1957752 with a legal description of 8,462.0000 Sq.Ft. & Imps. Carole Highlands Lot 2 Blk YOU on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George's County, State of Maryland to EPCOT MD LLC, the Plaintiff.

A description of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: 7603 15TH AVE TAKOMA PARK 20912-0000 being known as District - 17 Account Identifier - 1957752 with a legal description of 8,462.0000 Sq.Ft. & Imps. Carole Highlands Lot 2 Blk YOU on the Tax Roll of the Director of Finance.

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

It is thereupon this 23rd 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 consecutive weeks, warning all persons interested in the property to appear before this Court by the 28th day of April, 2026 and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting title to the property in Plaintiff, free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
152142 (3-5,3-12,3-19)

ORDER OF PUBLICATION

EPCOT MD LLC
Plaintiff
v.

James T. Thom

Ruth V. Thom

Raymond Thom

Prince George's County, Maryland
S/O County Attorney

Director of Finance for Prince George's County, Maryland
S/O County Attorney

State of Maryland
S/O County Attorney

All unknown owners of the property (8018 TIFFANY LN LANHAM 20706-0000 being known as District - 20 Account Identifier - 2267821 with a legal description of 6,500.0000 Sq.Ft. & Imps. Dresden Green Lot 15 Blk B on the Tax Roll of the Director of Finance), 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 any and all persons having or claiming to have any interest in the property.

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY

Case No. C-16-CV-26-000940

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 8018 TIFFANY LN LANHAM 20706-0000 being known as District - 20 Account Identifier - 2267821 with a legal description of 6,500.0000 Sq.Ft. & Imps. Dresden Green Lot 15 Blk B on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George's County, State of Maryland to EPCOT MD LLC, the Plaintiff.

A description of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: 8018 TIFFANY LN LANHAM 20706-0000 being known as District - 20 Account Identifier - 2267821 with a legal description of 6,500.0000 Sq.Ft. & Imps. Dresden Green Lot 15 Blk B on the Tax Roll of the Director of Finance.

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

It is thereupon this 23rd 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 consecutive weeks, warning all persons interested in the property to appear before this Court by the 28th day of April, 2026 and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting title to the property in Plaintiff, free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
152143 (3-5,3-12,3-19)

LEGALS

ORDER OF PUBLICATION

EPCOT MD LLC
Plaintiff
v.

Patricia J. Wood

Prince George's County, Maryland
S/O County Attorney

Director of Finance for Prince George's County, Maryland
S/O County Attorney

State of Maryland
S/O County Attorney

All unknown owners of the property (7605 RED FOX TER CLINTON 20735-0000 being known as District - 09 Account Identifier - 0969584 with a legal description of 9,600.0000 Sq.Ft. & Imps. Fox Run Estates Lot 18 Blk E on the Tax Roll of the Director of Finance), 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 any and all persons having or claiming to have any interest in the property.

Defendants

**IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY
Case No. C-16-CV-26-000946**

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 7605 RED FOX TER CLINTON 20735-0000 being known as District - 09 Account Identifier - 0969584 with a legal description of 9,600.0000 Sq.Ft. & Imps. Fox Run Estates Lot 18 Blk E on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George's County, State of Maryland to EPCOT MD LLC, the Plaintiff.

A description of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: 7605 RED FOX TER CLINTON 20735-0000 being known as District - 09 Account Identifier - 0969584 with a legal description of 9,600.0000 Sq.Ft. & Imps. Fox Run Estates Lot 18 Blk E on the Tax Roll of the Director of Finance.

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

It is thereupon this 24th 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 consecutive weeks, warning all persons interested in the property to appear before this Court by the 28th day of April, 2026 and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting title to the property in Plaintiff, free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
152195 (3-5,3-12,3-19)

LEGALS

ORDER OF PUBLICATION BY POSTING

KENDALL

VS.

KENDALL

**In the Circuit Court for Prince George's County, Maryland
Case Number: CAD16-00575**

ORDERED, ON THIS 20th day of February, 2026, by the Circuit Court for Prince George's County MD:

That the Defendant, **Dennis Kendall** is hereby notified that the Plaintiff, has filed a PETITION TO MODIFY CUSTODY naming him/her as the defendant and stating that the Defendant's last known address is: 907 Karen Blvd Capitol Heights, MD 20747 and therefore it is;

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

ORDERED, said publication to be completed by the **22nd day of March, 2026**; and it is further;

ORDERED, that the plaintiff shall mail, by regular mail (first class mail), to the defendant's last known address, a copy of the signed order of Publication at least thirty days prior to the response date in said order; and it is further

ORDERED, THAT THE DEFENDANT, DENNIS KENDALL, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 21st day of April, 2026, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/ HER BY DEFAULT.

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

True Copy—Test:
Mahasin El Amin, Clerk
152112 (3-5,3-12,3-19)

LEGALS

ORDER OF PUBLICATION

EPCOT MD LLC
Plaintiff
v.

Isaac Osborne Wills

Ellen R. Wills

Prince George's County, Maryland
S/O County Attorney

Director of Finance for Prince George's County, Maryland
S/O County Attorney

State of Maryland
S/O County Attorney

All unknown owners of the property (7806 SUNNY LN DISTRICT HEIGHTS 20747-0000 being known as District - 06 Account Identifier - 0424820 with a legal description of 11,887.0000 Sq.Ft. & Imps. Sunny Acres Lot 119 on the Tax Roll of the Director of Finance), 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 any and all persons having or claiming to have any interest in the property.

Defendants

**IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY
Case No. C-16-CV-26-000948**

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 7806 SUNNY LN DISTRICT HEIGHTS 20747-0000 being known as District - 06 Account Identifier - 0424820 with a legal description of 11,887.0000 Sq.Ft. & Imps. Sunny Acres Lot 119 on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George's County, State of Maryland to EPCOT MD LLC, the Plaintiff.

A description of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: 7806 SUNNY LN DISTRICT HEIGHTS 20747-0000 being known as District - 06 Account Identifier - 0424820 with a legal description of 11,887.0000 Sq.Ft. & Imps. Sunny Acres Lot 119 on the Tax Roll of the Director of Finance.

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

It is thereupon this 24th 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 consecutive weeks, warning all persons interested in the property to appear before this Court by the 28th day of April, 2026 and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting title to the property in Plaintiff, free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
152196 (3-5,3-12,3-19)

LEGALS

NOTICE

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

Bruce Stephenson

AND

95 East Wayne Ave #209 LLC

1005 Chillum Road, Unit 220
Hyattsville, MD 20782

Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No. C-16-CV-25-006145**

Notice is hereby given this 23rd 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 23rd 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 23rd day of March, 2026.

The Report of Sale states the amount of the foreclosure sale price to be \$60,049.24. The property sold herein is known as 1005 Chillum Road, Unit 220, Hyattsville, MD 20782.

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

True Copy—Test:
Mahasin El Amin, Clerk
152137 (3-5,3-12,3-19)

ORDER OF PUBLICATION

EPCOT MD LLC
Plaintiff
v.

The Estate of Anna M. Weathers

Citibank F.S.B.

Wymond J. Duncan

Stanley G. Elmore

Prince George's County, Maryland
S/O County Attorney

Director of Finance for Prince George's County, Maryland
S/O County Attorney

State of Maryland
S/O County Attorney

All unknown owners of the property (7715 SWAN TER LANDOVER 20785-0000 being known as District - 18 Account Identifier - 2052371 with a legal description of 1,540.0000 Sq.Ft. & Imps. Willow Hills- Resu Lot 115 Blk B on the Tax Roll of the Director of Finance), 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 any and all persons having or claiming to have any interest in the property.

Defendants

**IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY
Case No. C-16-CV-26-000949**

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 7715 SWAN TER LANDOVER 20785-0000 being known as District - 18 Account Identifier - 2052371 with a legal description of 1,540.0000 Sq.Ft. & Imps. Willow Hills- Resu Lot 115 Blk B on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George's County, State of Maryland to EPCOT MD LLC, the Plaintiff.

A description of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: 7715 SWAN TER LANDOVER 20785-0000 being known as District - 18 Account Identifier - 2052371 with a legal description of 1,540.0000 Sq.Ft. & Imps. Willow Hills- Resu Lot 115 Blk B on the Tax Roll of the Director of Finance.

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

It is thereupon this 24th 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 consecutive weeks, warning all persons interested in the property to appear before this Court by the 28th day of April, 2026 and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting title to the property in Plaintiff, free of all liens and encumbrances.

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

True Copy—Test:

LEGALS

ORDER OF PUBLICATION

EPCOT MD LLC Plaintiff

v.

Mary A. Smith
Prince George's County, Maryland
S/O County Attorney

Director of Finance for Prince George's County, Maryland
S/O County Attorney

State of Maryland
S/O County Attorney

All unknown owners of the property (1108 OAKDALE DR HYATTSVILLE 20782-0000 being known as District - 17 Account Identifier - 1866359 with a legal description of 6,000.0000 Sq.Ft. & Imps. Oakdale Terrace Lot 8 Blk B on the Tax Roll of the Director of Finance), 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 any and all persons having or claiming to have any interest in the property.

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY

Case No. C-16-CV-26-000951

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 1108 OAKDALE DR HYATTSVILLE 20782-0000 being known as District - 17 Account Identifier - 1866359 with a legal description of 6,000.0000 Sq.Ft. & Imps. Oakdale Terrace Lot 8 Blk B on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George's County, State of Maryland to EPCOT MD LLC, the Plaintiff.

A description of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: 1108 OAKDALE DR HYATTSVILLE 20782-0000 being known as District - 17 Account Identifier - 1866359 with a legal description of 6,000.0000 Sq.Ft. & Imps. Oakdale Terrace Lot 8 Blk B on the Tax Roll of the Director of Finance.

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

It is thereupon this 24th 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 consecutive weeks, warning all persons interested in the property to appear before this Court by the 28th day of April, 2026 and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting title to the property in Plaintiff, free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
152198 (3-5,3-12,3-19)

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

NOTICE

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

vs.

Rona Russell-McKnight and
Junior T. McKnight Defendants

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

CIVIL NO. C-16-CV-25-004274

ORDERED, this 25th day of February, 2026 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 1104 Winding Brook Court, Bowie, Maryland 20721 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 25th 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 25th day of March, 2026, next.

The report states the amount of sale to be \$474,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
152194 (3-5,3-12,3-19)

ORDER OF PUBLICATION

EPCOT MD LLC Plaintiff

v.

Cynthia O Reeder as Personal Representative for the Estate of Sylvia O. Reeder

Prince George's County, Maryland
S/O County Attorney

Director of Finance for Prince George's County, Maryland
S/O County Attorney

State of Maryland
S/O County Attorney

All unknown owners of the property (7216 GIDDINGS DR CAPITOL HEIGHTS 20743-0000 being known as District - 18 Account Identifier - 2083186 with a legal description of 10,149.0000 Sq.Ft. & Imps. Yorkshire Knolls Lot 25 Blk E on the Tax Roll of the Director of Finance), 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 any and all persons having or claiming to have any interest in the property.

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY

Case No. C-16-CV-26-000952

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 7216 GIDDINGS DR CAPITOL HEIGHTS 20743-0000 being known as District - 18 Account Identifier - 2083186 with a legal description of 10,149.0000 Sq.Ft. & Imps. Yorkshire Knolls Lot 25 Blk E on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George's County, State of Maryland to EPCOT MD LLC, the Plaintiff.

A description of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: 7216 GIDDINGS DR CAPITOL HEIGHTS 20743-0000 being known as District - 18 Account Identifier - 2083186 with a legal description of 10,149.0000 Sq.Ft. & Imps. Yorkshire Knolls Lot 25 Blk E on the Tax Roll of the Director of Finance.

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

It is thereupon this 24th 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 consecutive weeks, warning all persons interested in the property to appear before this Court by the 28th day of April, 2026 and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting title to the property in Plaintiff, free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
152199 (3-5,3-12,3-19)

NOTICE

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

vs.

Estate of Sylvia L. Thomas and Estate of Jacob H. Thomas Defendant

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

CIVIL NO. CAEF20-01883

ORDERED, this 26th day of February, 2026 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 9938 Elm Street, Lanham, Maryland 20706 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 26th 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 26th day of March, 2026, next.

The report states the amount of sale to be \$462,978.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
152204 (3-5,3-12,3-19)

LEGALS

ORDER OF PUBLICATION

EPCOT MD LLC Plaintiff

v.

Terrea Brown as personal Representative for the Estate of Beatrice Pagan

Prince George's County, Maryland
S/O County Attorney

Director of Finance for Prince George's County, Maryland
S/O County Attorney

State of Maryland
S/O County Attorney

All unknown owners of the property (1200 BURKETON RD HYATTSVILLE 20783-0000 being known as District - 17 Account Identifier - 1927755 with a legal description of 8,510.0000 Sq.Ft. & Imps. Ray Park Estates Lot 12 Blk L on the Tax Roll of the Director of Finance), 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 any and all persons having or claiming to have any interest in the property.

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY

Case No. C-16-CV-26-000953

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 1200 BURKETON RD HYATTSVILLE 20783-0000 being known as District - 17 Account Identifier - 1927755 with a legal description of 8,510.0000 Sq.Ft. & Imps. Ray Park Estates Lot 12 Blk L on the Tax Roll of the Director of Finance.

A description of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: 1200 BURKETON RD HYATTSVILLE 20783-0000 being known as District - 17 Account Identifier - 1927755 with a legal description of 8,510.0000 Sq.Ft. & Imps. Ray Park Estates Lot 12 Blk L on the Tax Roll of the Director of Finance.

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

It is thereupon this 24th 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 consecutive weeks, warning all persons interested in the property to appear before this Court by the 28th day of April, 2026 and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting title to the property in Plaintiff, free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
152200 (3-5,3-12,3-19)

NOTICE

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

vs.

Deborah Lee Brown
aka Deborah L. Brown Defendant

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

CIVIL NO. C-16-CV-25-006028

ORDERED, this 24th day of February, 2026 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 7258 Donnell Place, Unit C-1, District Heights, Maryland 20747 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 26th 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 26th day of March, 2026, next.

The report states the amount of sale to be \$72,420.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
152146 (3-5,3-12,3-19)

ORDER OF PUBLICATION

EPCOT MD LLC Plaintiff

v.

Prudence V Shinn as Personal Representative for the Estate of Minnie M. Mcinnis

Prince George's County, Maryland
S/O County Attorney

Director of Finance for Prince George's County, Maryland
S/O County Attorney

State of Maryland
S/O County Attorney

All unknown owners of the property (9609 50TH AVE COLLEGE PARK 20740-0000 being known as District - 21 Account Identifier - 2365922 with a legal description of 37.38 6,250.0000 Sq.Ft. & Imps. Hollywood On The H Blk 64 on the Tax Roll of the Director of Finance), 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 any and all persons having or claiming to have any interest in the property.

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY

Case No. C-16-CV-26-000954

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 9609 50TH AVE COLLEGE PARK 20740-0000 being known as District - 21 Account Identifier - 2365922 with a legal description of 37.38 6,250.0000 Sq.Ft. & Imps. Hollywood On The H Blk 64 on the Tax Roll of the Director of Finance.

A description of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: 9609 50TH AVE COLLEGE PARK 20740-0000 being known as District - 21 Account Identifier - 2365922 with a legal description of 37.38 6,250.0000 Sq.Ft. & Imps. Hollywood On The H Blk 64 on the Tax Roll of the Director of Finance.

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

It is thereupon this 24th 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 consecutive weeks, warning all persons interested in the property to appear before this Court by the 28th day of April, 2026 and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting title to the property in Plaintiff, free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
152201 (3-5,3-12,3-19)

Call 301-627-0900 for a quote.

LEGALS

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

In The Estate Of:
STEVEN CANADAY
AKA STEVEN PERNELL CANADAY
Estate No.: 138429

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **April 16, 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

152161 (3-5,3-12)

LEGALS

ORDER OF PUBLICATION

EPCOT MD LLC Plaintiff

v.

Richard A Johnson as Personal Representative for the Estate of Janet R. Johnson

Prince George's County, Maryland
S/O County Attorney

Director of Finance for Prince George's County, Maryland
S/O County Attorney

State of Maryland
S/O County Attorney

All unknown owners of the property (1219 DEVONSHIRE DR OXON HILL 20745-0000 being known as District - 12 Account Identifier - 1266287 with a legal description of Plat 7 6,628.0000 Sq.Ft. & Imps. South Lawn Lot 10 Blk BB on the Tax Roll of the Director of Finance), 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 any and all persons having or claiming to have any interest in the property.

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY

Case No. C-16-CV-26-000955

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 1219 DEVONSHIRE DR OXON HILL 20745-0000 being known as District - 12 Account Identifier - 1266287 with a legal description of Plat 7 6,628.0000 Sq.Ft. & Imps. South Lawn Lot 10 Blk BB on the Tax Roll of the Director of Finance.

A description of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: 1219 DEVONSHIRE DR OXON HILL 20745-0000 being known as District - 12 Account Identifier - 1266287 with a legal description of Plat 7 6,628.0000 Sq.Ft. & Imps. South Lawn Lot 10 Blk BB on the Tax Roll of the Director of Finance.

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

It is thereupon this 24th 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 consecutive weeks, warning all persons interested in the property to appear before this Court by the 28th day of April, 2026 and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting title to the property in Plaintiff, free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
152202 (3-5,3-12,3-19)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF FRANK WALSTON

Notice is given that Frank Swinson, whose address is 9390 Pepper Mill Ct, Waldorf, MD 20603, was on February 24, 2026 appointed Personal Representative of the estate of FRANK WALSTON, who died on August 18, 2025 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 24th 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 24th 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.

FRANK SWINSON
Personal Representative

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

Estate No. 139043

152172 (3-5,3-12,3-19)

LEGALS

ORDER OF PUBLICATION BY POSTING

JAMARCUS COWTHRAN

vs.

JENNIFER PETERSON

In the Circuit Court for Prince George's County, Maryland
Case Number: C-16-FM-25-005718

ORDERED, ON THIS 27th day of February 2026, by the Circuit Court for Prince George's County MD:

That the Defendant, Jennifer Peterson is hereby notified that the Plaintiff, has filed a COMPLAINT FOR ABSOLUTE DIVORCE naming him/her as the defendant and seeking the Divorce on the Grounds of Six Month Separation and stating that the Defendant's last known address is: 750 Kenilworth Ave NE Washington DC 20019 and therefore it is;

ORDERED, that this Order shall be posted at the Court House door in accordance with Maryland Rule 2-122(a)(1), said posting to be completed by the 29th day of March 2026; and it is further;

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

ORDERED, said publication to be completed by the 29th day of March 2026; and it is further;

ORDERED, that the plaintiff shall mail, by regular mail (first class mail), to the defendant's last known address, a copy of the signed order of Publication at least thirty days prior to the response date in said order; and it is further

ORDERED, that the plaintiff shall electronic mail (e-mail), to the defendant's last known e-mail address, a copy of the signed order of Publication at least thirty days prior to the response date in said order, and it is further;

ORDERED, THAT THE DEFENDANT, JENNIFER PETERSON, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 28th day of April, 2026, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/ HER BY DEFAULT.

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

True Copy—Test:
Mahasin El Amin, Clerk
152193 (3-5,3-12,3-19)

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

**3200 SCARLET OAK TERRACE
BOWIE, MD 20715**

By authority contained in a Deed of Trust dated May 10, 2024 and recorded in Liber 49836, Folio 62, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$50,000.00, and an interest rate of 6.750%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

MARCH 17, 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 \$5,500.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

This property will be sold subject to one or more prior liens, the amount(s) of which will be announced at the time of sale.

Richard E. Solomon, et al.,
Substitute Trustees

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

152120 (2-26,3-5,3-12)

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

**903 BALSAMTREE PLACE
CAPITOL HEIGHTS, MD 20743**

By authority contained in a Deed of Trust dated June 11, 2020 and recorded in Liber 43721, Folio 189, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$254,375.00, 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 17, 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 \$24,000.00 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

152119 (2-26,3-5,3-12)

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

**2209 BROWN STATION ROAD
UPPER MARLBORO, MD 20774**

By authority contained in a Deed of Trust dated October 27, 2006 and recorded in Liber 30106, Folio 450, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$346,348.99, and an interest rate of 2.500%, 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 17, 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 \$28,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

Richard E. Solomon, et al.,
Substitute Trustees

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

152121 (2-26,3-5,3-12)

LEGALS

ORDER OF PUBLICATION

OPPIDAN INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
Plaintiff

vs.

ESTATE OF LARRY J FALGoust;
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:

2636 PARKLAND DR
DISTRICT HEIGHTS MD 20747

AND

Unknown Owner of the property 2636 PARKLAND DR described as follows: Property Tax ID 06-0481218 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-26-000891

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:

19614 SQ FT & IMPS LOT 22 PARKLAND Assmt 272,933 Lib and Fl 11029/0415 and assessed to LARRY J FALGoust and, also known as 2636 PARKLAND DR, DISTRICT HEIGHTS MD 20747, Tax Account No. 06-0481218.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.

It is thereupon this 18th 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 13th day of March, 2026, warning all persons interested in the property to appear in this Court by the 21st 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
152097 (2-26,3-5,3-12)

ORDER OF PUBLICATION

OPPIDAN INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
Plaintiff

vs.

AJAY P KOTHARI;
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:

3500 MARLBROUGH WAY
COLLEGE PARK MD 20740

AND

Unknown Owner of the property 3500 MARLBROUGH WAY described as follows: Property Tax ID 21-2317022 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-26-000893

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:

9529 SQ FT & IMPS LOT 6 BLK J COLLEGE PARK WOODS Assmt 551,600 Lib and Fl 07969/0008 and assessed to AJAY P KOTHARI and, also known as 3500 MARLBROUGH WAY, COLLEGE PARK MD 20740, Tax Account No. 21-2317022.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.

It is thereupon this 18th 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 13th day of March, 2026, warning all persons interested in the property to appear in this Court by the 21st 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
152099 (2-26,3-5,3-12)

ORDER OF PUBLICATION

OPPIDAN INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
Plaintiff

vs.

EDWARD D WAID, JR;
KATHLEEN W. WAID
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:

1507 PINELAKE LN
BOWIE MD 20716

AND

Unknown Owner of the property 1507 PINELAKE LN described as follows: Property Tax ID 07-0802041 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-26-000923

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:

26400 SQ FT & IMPS LOT 3 BLK 24 POINTER RIDGE Assmt 441,267 Lib and Fl 06294/0680 and assessed to EDWARD D WAID, JR and KATHLEEN W. WAID, also known as 1507 PINELAKE LN, BOWIE MD 20716, Tax Account No. 07-0802041.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.

It is thereupon this 18th 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 13th day of March, 2026, warning all persons interested in the property to appear in this Court by the 21st 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
152107 (2-26,3-5,3-12)

ORDER OF PUBLICATION

OPPIDAN INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
Plaintiff

vs.

EVELYN P. MARTIN;
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:

4720 LEROY GORHAM DR
WASHINGTON DC 20032

AND

Unknown Owner of the property 4720 LEROY GORHAM DR described as follows: Property Tax ID 18-2115210 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-26-000924

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:

4960 SQ FT & IMPS LOTS 5.6 BLK K DEANWOOD PARK Assmt 270,800 Lib and Fl 06198/0869 and assessed to EVELYN P. MARTIN and JULIUS W. WILSON, also known as 4720 LEROY GORHAM DR, WASHINGTON DC 20032, Tax Account No. 18-2115210.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.

It is thereupon this 18th 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 13th day of March, 2026, warning all persons interested in the property to appear in this Court by the 21st 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
152108 (2-26,3-5,3-12)

ORDER OF PUBLICATION

OPPIDAN INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
Plaintiff

vs.

CHUAN S CAI;
YAN ZHOU
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:

7610 HUBBLE DR
LANHAM MD 20706

AND

Unknown Owner of the property 7610 HUBBLE DR described as follows: Property Tax ID 14-5588834 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-26-000888

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:

2555 SQ FT & IMPS LOT 32 BLK B PLAT 1 PHASE 1 GLENN DALE COMMONS Assmt 446,533 Lib and Fl 40097/0262 and assessed to CHUAN S CAI and YAN ZHOU, also known as 7610 HUBBLE DR, LANHAM MD 20706, Tax Account No. 14-5588834.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.

It is thereupon this 17th 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 20th day of March, 2026, warning all persons interested in the property to appear in this Court by the 28th 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
152056 (2-26,3-5,3-12)

ORDER OF PUBLICATION

OPPIDAN INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
Plaintiff

vs.

ELIZABETH A ACTON REVOCABLE TRUST;
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:

5506 CHARLOTTE DR
TEMPLE HILLS MD 20748

AND

Unknown Owner of the property 5506 CHARLOTTE DR described as follows: Property Tax ID 06-0413740 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-26-000890

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:

15115 SQ FT & IMPS LOT 7 BLK 2 SUB ANDERSON HEIGHTS Assmt 315,900 Lib and Fl 44449/0380 and assessed to ELIZABETH A ACTON REVOCABLE TRUST and, also known as 5506 CHARLOTTE DR, TEMPLE HILLS MD 20748, Tax Account No. 06-0413740.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.

It is thereupon this 17th 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 13th day of March, 2026, warning all persons interested in the property to appear in this Court by the 21st 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
152057 (2-26,3-5,3-12)

LEGALS

**NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS**

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BARBARA A BUNN

Notice is given that Denise J Johnson, whose address is 14005 Town Farm Rd, Upper Marlboro, MD 20774, was on February 23, 2026 appointed Personal Representative of the estate of BARBARA A BUNN, who died on January 1, 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 23rd 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 23rd 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.

DENISE J 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. 140382

152173 (3-5,3-12,3-19)

**NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS**

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ROBYN DENISE BRANDON

Notice is given that Alan Brandon Sr, whose address is 7803 Harder Ct, Clinton, MD 20735, was on February 23, 2026 appointed Personal Representative of the estate of ROBYN DENISE BRANDON, who died on February 2, 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 23rd 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 23rd 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.

ALAN BRANDON 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. 133392

152174 (3-5,3-12,3-19)

LEGALS

**NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS**

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
YVETTE CRAIG

Notice is given that Shaumia Craig, whose address is 1302 Eastwood Dr, Forestville, MD 20747, was on February 20, 2026 appointed Personal Representative of the estate of YVETTE CRAIG, who died on March 31, 2025 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 20th 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 20th 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.

SHAUMIA CRAIG
Personal Representative

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

Estate No. 140302

152175 (3-5,3-12,3-19)

**NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS**

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EDITH E WINDHAM

Notice is given that Brandon Manigo, whose address is 749 Audrey Ln, Oxon Hill, MD 20745-2676, was on February 20, 2026 appointed Personal Representative of the estate of EDITH E WINDHAM, 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 20th 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 20th 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.

BRANDON MANIGO
Personal Representative

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

Estate No. 140530

152176 (3-5,3-12,3-19)

LEGALS

**NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS**

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARLENE V ZAMBRANA

Notice is given that Aldo J Zambrana, whose address is 6904 Woodstream Lane, Lanham, MD 20706, was on February 20, 2026 appointed Personal Representative of the estate of MARLENE V ZAMBRANA, who died on March 24, 2021 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 20th 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 20th 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.

ALDO J ZAMBRANA
Personal Representative

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

Estate No. 120297

152177 (3-5,3-12,3-19)

**NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS**

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
KEIKHOSROW DASTANI

Notice is given that Kamyar Dastani, whose address is 2801 Enterprise Rd, Bowie, MD 20721-2547, was on February 19, 2026 appointed Personal Representative of the estate of KEIKHOSROW DASTANI, who died on October 30, 2025 without a will.

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

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

KAMYAR DASTANI
Personal Representative

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

Estate No. 140282

152179 (3-5,3-12,3-19)

LEGALS

ORDER OF PUBLICATION

OPPIDAN INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
Plaintiff

vs.

CARLETTE BROOME REVOCABLE TRUST;
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:

821 BOOKER PL
CAPITOL HEIGHTS MD 20743

AND

Unknown Owner of the property 821 BOOKER PL described as follows: Property Tax ID 18-1995760 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.

IN THE CIRCUIT COURT OF
MARYLAND FOR
PRINCE GEORGE'S COUNTY
CASE NO.: C-16-CV-26-000881

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:

3960 SQ FT LOT 11 BLK F SUB HIGHLAND GARDENS Assmt 243,933 Lib and Fl 36290/0461 and assessed to CARLETTE BROOME REVOCABLE TRUST, also known as 821 BOOKER PL, CAPITOL HEIGHTS MD 20743, Tax Account No. 18-1995760.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.

It is thereupon this 17th 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 20th day of March, 2026, warning all persons interested in the property to appear in this Court by the 28th 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

152054 (2-26,3-5,3-12)

ORDER OF PUBLICATION

OPPIDAN INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
Plaintiff

vs.

ESTATE OF GWENDOLYN E.
BUTLER;
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:

2117 POWDER HORN DR
FORT WASHINGTON MD 20744

AND

Unknown Owner of the property 2117 POWDER HORN DR described as follows: Property Tax ID 05-0303750 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.

IN THE CIRCUIT COURT OF
MARYLAND FOR
PRINCE GEORGE'S COUNTY
CASE NO.: C-16-CV-26-000887

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:

20480 SQ FT & IMPS LOT 108 BLK B PLAT 6 NEIGHBORHOOD 3 OLD FORT HILLS PLA Assmt 328,900 Lib and Fl 10831/0112 and assessed to GWENDOLYN E. BUTLER, also known as 2117 POWDER HORN DR, FORT WASHINGTON MD 20744, Tax Account No. 05-0303750.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.

It is thereupon this 17th 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 20th day of March, 2026, warning all persons interested in the property to appear in this Court by the 28th 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

152055 (2-26,3-5,3-12)

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: 3/13/2026.

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

ALLEYCAT TOWING & RECOVERY			
5110 BUCHANAN ST EDMONSTON, MD 20781 301-864-0323			
1999	FORD	TAURUS MD 5GD0885	1FAPF5387XA256355
JD TOWING 2817 RITCHIE RD FORESTVILLE, MD 20747 301-967-0739			
2002	HONDA	ACCORD VA TAN5044	JHMC656472C020181
PAST & PRESENT TOWING & RECOVERY INC			
7810 ACADEMY LANE LAUREL, MD 20707 301-210-6222			
2007	NISSAN	ARMADA VA TCA7871	5N1AA08C17N715927
152205			(3-5)

**NOTICE OF INTENT TO DISPOSE OF
IMPOUNDED VEHICLES**

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

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

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

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

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

YEAR	MAKE	MODEL	VIN
2024	Nissan	Altima	1N4BL4BVXRN322571
2006	Volkswagen	Passat	WVWAK73C76P044431
2014	Nissan	Sentra	3N1AB7AP1EL685402
2013	Hyundai	Elantra	KMHFDH4AEXDU496057
2013	Nissan	Altima	1N4AL3AP2DN423704
2007	Ford	E-450	1FDXE45507DA16439
2017	Toyota	Camry	4T1BF1FK1HU411574
2011	Dodge	Caliber	1B3CB3HA2BD247572
2022	Dodge	Charger	2C3CDXBGXNH238952
2011	Buick	Regal	W04GV5EV2B1054361
2017	Nissan	Sentra	3N1AB7AP4HY301507
152208			(3-5)

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Prince George's County Since 1932*

LEGALS

The following vehicle(s) have been taken into custody by the Revenue Authority of Prince George's County Abandon Vehicle Unit for violation of County Code Section 26-162: Abandoned vehicles prohibited.

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

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

You must reclaim these vehicles by: 3/16/2026.

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

ANA TOWING			
7820 MARLBORO PIKE FORESTVILLE, MD 20747 301-736-7703			
2010	LAND ROVER	RANGE ROVER MD 2EE2994	SALMF1E46AA308327
2014	DODGE	JOURNEY MD 4BY6280	3C4PDDBGXET190713
2016	NISSAN	SENTRA MD 4CV9602	3N1AB7AP2GL666893
CENTRAL HEAVY DUTY TOWING			
11 SE CRAIN HIGHWAY BOWIE, MARYLAND 20716 301-390-9500			
2004	FORD	FORESTER	2FMDA516X4BA16334
J & J TOWING			
8545 DELANO ROAD CLINTON, MD 20735 301-568-3284			
2001	CHEVROLET	EXPRESS VA TLZ4335	1GCFG25W211141968
2008	CHEVROLET	IMPALA FL 404GUG	2GIUW583189169738
J&L TOWING AND RECOVERY			
8225 GREY EAGLE DRIVE UPPER MARLBORO, MD 20772 301-574-0065			
1996	CHEVROLET	TAHOE DC G11245	3GNEK18R5TG169656
2000	ACURA	TL VA TNF9756	19UUA567XA043347
1997	BUICK	PARK VA TLJ8548	1G4CU5216V460709
METROPOLITAN TOWING INC			
8005 OLD BRANCH AVE CLINTON, MD 20735 (301) 568-4400			
2006	MERCEDES-BENZ	CL5500 MD 8GV2899	WDDDJ7546A014005
152206			(3-5)

**THE
PRINCE GEORGE'S
POST**

**CALL
301.627.0900**

email bboice@pgpost.com

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DORIS E PAYNE

Notice is given that Dannaeta Payne, whose address is 14508 Delcastle Dr, Bowie, MD 20721-3207, was on February 20, 2026 appointed personal representative of the small estate of Doris E Payne who died on June 24, 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 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.

DANNETTA PAYNE
Personal Representative

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

Estate No. 129981
152148 (3-5)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SHARON YVONNE INGRAM

Notice is given that Marchelle Harris, whose address is 5740 E Boniwood Turn, Clinton, MD 20735-4154, was on February 24, 2026 appointed personal representative of the small estate of Sharon Yvonne Ingram who died on April 18, 2025 with a will.

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

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

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

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

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

MARCHELLE HARRIS
Personal Representative

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

Estate No. 139715
152149 (3-5)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**MUNIR NAIM KHATIB
AKA: MOUNIR N ELKHATIB**

Notice is given that Shadia Khatib, whose address is 4317 40th Pl, Brentwood, MD 20722-1422, was on February 23, 2026 appointed personal representative of the small estate of MUNIR NAIM KHATIB 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 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.

SHADIA KHATIB
Personal Representative

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

Estate No. 140304
152150 (3-5)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DANIEL JAMES GALLO

Notice is given that Danielle Jean Gallo, whose address is 6418 Western Ave, Chevy Chase, MD 20815, was on February 20, 2026 appointed personal representative of the small estate of Daniel James Gallo who died on January 12, 2025 with a will.

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

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

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

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

(2) Thirty days after the 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.

DANIELLE JEAN GALLO
Personal Representative

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

Estate No. 139039
152151 (3-5)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
NORMAN NKUBANA KARASANYI

Notice is given that Shyaka U Karasanyi, whose address is 6412 Sandy St, Laurel, MD 20707-2992, was on February 18, 2026 appointed personal representative of the small estate of Norman Nkubana Karasanyi who died on August 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 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.

SHYAKA U KARASANYI
Personal Representative

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

Estate No. 139786
152152 (3-5)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOSEPH WILLIAM HANCHER III

Notice is given that Betty S Hancher, whose address is 15503 Gideon Gilpin St, Brandywine, MD 20613, was on February 18, 2026 appointed personal representative of the small estate of Joseph William Hancher III who died on January 8, 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 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.

BETTY S HANCHER
Personal Representative

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

Estate No. 140499
152153 (3-5)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PHYLLIS L ELLIS

Notice is given that Winston Ellis Jr, whose address is 12901 Woodmore North Blvd, Bowie, MD 20720-4772, was on August 6, 2025 appointed personal representative of the small estate of Phyllis L Ellis who died on December 13, 2020 with a will.

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

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

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

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

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

WINSTON ELLIS 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. 133624
152154 (3-5)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LINDA JARVIS-WALKER

Notice is given that Kadedrha Greenidge, whose address is 4713 Colonel Darnell Pl, Upper Marlboro, MD 20772-2805, was on February 19, 2026 appointed personal representative of the small estate of Linda Jarvis-Walker, who died on January 23, 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 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.

KAEDRHA GREENIDGE
Personal Representative

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

Estate No. 140521
152156 (3-5)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EVELYN ROSE BESS

Notice is given that Deborah R Stewart, whose address is 13202 Park Ln, Fort Washington, MD 20744, was on February 18, 2026 appointed personal representative of the small estate of Evelyn Rose Bess, who died on January 15, 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 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.

DEBORAH R STEWART
Personal Representative

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

Estate No. 140489
152158 (3-5)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
THOMAS RAY SMITH

Notice is given that Katrice Smith, whose address is 8421 Mina Loma Ct, Alexandria, VA 22309-1645, was on February 18, 2026 appointed personal representative of the small estate of Thomas Ray Smith, who died on December 30, 2025 without a will.

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

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

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

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

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

KATRICE SMITH
Personal Representative

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

Estate No. 140258
152159 (3-5)

LEGALS

**NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS**

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ELVIRA WALLACE

Notice is given that Eugenia Bush, whose address is 511 Branch Line Rd Apt 35, Odenton, MD 21113-2179, was on February 19, 2026 appointed Personal Representative of the estate of ELVIRA WALLACE, who died on January 27, 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 19th 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 19th 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.

EUGENIA BUSH
Personal Representative

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

Estate No. 140494
152180 (3-5,3-12,3-19)

**NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS**

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EVELYN P MARTIN

Notice is given that Natacha D Wilson, whose address is 4720 Leroy Gorham Dr, Capitol Heights, MD 20743, was on February 18, 2026 appointed Personal Representative of the estate of EVELYN P MARTIN, who died on October 13, 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 18th 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 18th 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.

NATACHA D WILSON
Personal Representative

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

Estate No. 139848
152181 (3-5,3-12,3-19)

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SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**10907 ATWELL AVENUE
BOWIE, MD 20720**

By authority contained in a Deed of Trust dated July 30, 2020 and recorded in Liber 44025, Folio 519, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$398,981.00, and an interest rate of 2.875%, 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 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 \$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

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152130 (3-5,3-12,3-19)



LEGALS

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SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**703 59TH AVENUE
FAIRMOUNT HEIGHTS, MD 20743**

By authority contained in a Deed of Trust dated October 26, 2022 and recorded in Liber 48376, Folio 39, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$197,625.00, and an interest rate of 10.49%, 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 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 \$15,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

Richard E. Solomon, et al.,
Substitute Trustees

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152131 (3-5,3-12,3-19)

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SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**3911 CLAIRTON DRIVE
BOWIE, MD 20721**

By authority contained in a Deed of Trust dated February 23, 2006 and recorded in Liber 24661, Folio 609, modified by Loan Modification Agreement recorded on March 17, 2022, at Liber No. 47297, Folio 116, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$507,000.00, and an interest rate of 4.625%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

MARCH 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 \$43,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

Richard E. Solomon, et al.,
Substitute Trustees

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152132 (3-5,3-12,3-19)



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SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**4905 COLLINGTONS BOUNTY DRIVE
BOWIE, MD 20720**

By authority contained in a Deed of Trust dated December 15, 2017 and recorded in Liber 40502, Folio 392, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$407,483.00, 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 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 \$35,000.00 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.,
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SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**404 69TH PLACE
CAPITOL HEIGHTS, MD 20743**

By authority contained in a Deed of Trust dated September 1, 2001 and recorded in Liber 14985, Folio 96, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$5,000.00, and an interest rate of 10.000%, 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 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 \$5,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

This property will be sold subject to one or more prior liens, the amount(s) of which will be announced at the time of sale.

Richard E. Solomon, et al.,
Substitute Trustees

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152134 (3-5,3-12,3-19)

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SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**1264 PALMER ROAD
FORT WASHINGTON, MD 20744**

By authority contained in a Deed of Trust dated March 16, 2017 and recorded in Liber 39487, Folio 22, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$125,400.00, 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 24, 2026 AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$8,300.00 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

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