

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**JAMES E ROBINSON**

Notice is given that Lee B Robinson, whose address is 6126 Westland Dr, Hyattsville, MD 20782, was on September 24, 2025 appointed personal representative of the small estate of James E Robinson, who died on May 14, 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 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.

**LEE B ROBINSON**  
Personal Representative

**CERETA A. LEE**  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 138737  
152225 (3-12)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**HATTIE CORNELIA GRAHAM**

Notice is given that Larry D Graham, whose address is 8813 Shannan Dr, Clinton, MD 20735-2450, was on February 25, 2026 appointed personal representative of the small estate of Hattie Cornelia Graham, who died on October 31, 2025 without a will.

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

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

**LARRY D GRAHAM**  
Personal Representative

**CERETA A. LEE**  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 140587  
152224 (3-12)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**JOHN PAUL CRAWLEY**

Notice is given that Monique Perkins, whose address is 2835 31st Pl NE, Washington, DC 20018-1603, was on February 25, 2026 appointed personal representative of the small estate of JOHN PAUL CRAWLEY, who died on May 11, 2025 without a will.

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

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

**MONIQUE PERKINS**  
Personal Representative

**CERETA A. LEE**  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 140205  
152226 (3-12)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**MARY E WATKINS**

Notice is given that Untra Lindsey, whose address is 2032 Wicker Wood Way, Snellville, GA 30078-2631, was on February 27, 2026 appointed personal representative of the small estate of MARY E WATKINS, who died on January 12, 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.

**UNTRA LINDSEY**  
Personal Representative

**CERETA A. LEE**  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 140632  
152227 (3-12)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**JAMES H PICKETT JR**

Notice is given that Sandra Anderson, whose address is 5302 Broadwater Ct, Temple Hills, MD 20748, was on February 25, 2026 appointed personal representative of the small estate of JAMES H PICKETT JR, who died on December 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 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.

**SANDRA ANDERSON**  
Personal Representative

**CERETA A. LEE**  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 140315  
152228 (3-12)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**KENNETH M NELSON**

Notice is given that Roberta Shelton, whose address is 7815 160th St, Fresh Meadows, NY 11366-1942, was on March 3, 2026 appointed personal representative of the small estate of Kenneth M Nelson, who died on December 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 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.

**ROBERTA SHELTON**  
Personal Representative

**CERETA A. LEE**  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 140647  
152229 (3-12)

**LEGALS**

**PRINCE GEORGE'S COUNTY  
GOVERNMENT**

**Board of License  
Commissioners  
(Liquor Control Board)  
REGULAR SESSION  
MARCH 24, 2026**

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

**TRANSFER**  
t/a The Latinos Bar & Grill, Flor Melgar, President, for a Class B, Beer, Wine and Liquor for the use of Izote La Corporation, located at 9432 Lanham Severn Road, Lanham, 20706. Transfer from Edwien Arbaiza, President, for the use of Izote La Corporation, t/a The Latinos Bar & Grill, located at 9432 Lanham Severn Road, Lanham, 20706.

**NEW – CLASS B(BLX), BEER, WINE AND LIQUOR**  
t/a Mi Lindo Cancun, Harry Joe Salmoran, Member/Authorized Person, Fredy Jason Salmoran, Member/Authorized Person, for a Class B(BLX) Beer, Wine and Liquor for the use of Mi Lindo Cancun-Bowie, LLC, located at 16224 Marketplace Blvd, Unit 100, Bowie, 20774.

**NEW – CLASS D, BEER AND WINE**  
t/a Inspire Nail Bar, Nancye Thi Ngoc Tran, President, for a Class D, Beer and Wine for the use of Inspire Nail Bar AK, LLC, located at 14541 Excelsior Drive, Bowie, 20716.

t/a Glassbox Padel Club, Irving Villanueva, Member/Authorized Person, Evan Darrow, Member/Authorized Person, Daniel Garcia, Member/Authorized Person, for a Class D, Beer and Wine for the use of Glassbox Padel Club, LLC, located at 4928 Colledge Avenue, Colledge Park, 20740.

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

**BOARD OF LICENSE COMMISSIONERS**  
Attest:  
Terence Sheppard  
Director  
March 4, 2026  
152274 (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  
**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  
**JAMES W COLEMAN**

Notice is given that Renee Coleman, whose address is 2405 Avondale Overlook Dr, Hyattsville, MD 20782, was on January 30, 2026 appointed Personal Representative of the estate of JAMES W COLEMAN, who died on November 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 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.

**RENEE COLEMAN**  
Personal Representative

**CERETA A. LEE**  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 140010  
152271 (3-12,3-19,3-26)

**LEGAL NOTICE  
CITY OF BOWIE, MD  
PUBLIC HEARING**

A Public Hearing for Ordinance O-3-26 Amending the Adopted Budget for the Fiscal Year Beginning July 1, 2025 and Ending June 30, 2026, as Embodied in Ordinance O-4-25 and Amended by Ordinances O-11-25, O-13-25, and O-1-26, to Appropriate Funds in the Amount of \$142,100 for a Network Connectivity Redundancy Project and Fiber Optic Network Expansion Project, and to Appropriate \$67,600 to Replace Tasers for the Police Department and to Account for the Receipt of a Grant From Prince Georges County and Allocate the Grant Funds to Certain Services, is scheduled to be held at 8:00 p.m., Monday, March 16, 2026. Those wishing to provide testimony/comments for the public hearing can sign up to speak prior to the beginning of the meeting, or email written testimony/comments to [cityclerk@cityof-bowie.org](mailto:cityclerk@cityof-bowie.org). Deadline for submittal of written testimony/comments is 7:00 p.m., Monday, March 16, 2026. Residents may attend the meeting in person in the Council Chambers at Bowie City Hall, 15901 Fred Robinson Way, Bowie, MD 20716, or may view meetings online at [www.cityofbowie.org/viewmeetings](http://www.cityofbowie.org/viewmeetings) or on Verizon channel 10 or Comcast channel 71 and 996. For more information, contact the City Clerk at 301-809-3029 or [ahernandez@cityofbowie.org](mailto:ahernandez@cityofbowie.org).

**Daniel J. Mears**  
Acting City Manager

152212 (3-12)

**LEGALS**

**PRINCE GEORGE'S COUNTY  
GOVERNMENT**

**BOARD OF LICENSE  
COMMISSIONERS  
NOTICE OF  
PUBLIC HEARING**

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

- Class B, Beer and Wine – 17 BW 46, 17 BW 47, 17 BW 48
- Class B, BH, BLX, CI, DD, BCE, AE, B(EC), Beer, Wine and Liquor License, Class B, ECF/DS, Beer, Wine and Liquor - On Sale; Class B, BW, (GC), (DH), Beer and Wine; Class B, RD, Liquor License, all Class C Licenses/On Sale, Class D(NH), Beer and Wine

A virtual hearing will be held via Zoom on Wednesday, April 1, 2026, at 7:00 p.m. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at <http://bolc.mypgc.us> or you may email [BLC@co.pg.md.us](mailto:BLC@co.pg.md.us) to request the link. The Board will consider the agenda as posted that day.

**BOARD OF LICENSE COMMISSIONERS**  
Attest:  
Terence Sheppard  
Director  
March 6, 2026  
152273 (3-12,3-19)

**THIS COULD BE  
YOUR AD!  
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:  
MARIA ALETA WILLIAMS  
Estate No.: 135889**

**NOTICE OF  
JUDICIAL PROBATE**

To all Persons Interested in the above estate:  
You are hereby notified that a petition has been filed by Patricia J. Prescott 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 29, 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**

152231 (3-12,3-19)

**LEGALS**

**ORDER OF PUBLICATION  
BY POSTING**

**NYEMIKE ONWUKA  
VS.  
JOY ONWUKA**

**In the Circuit Court for  
Prince George's County, Maryland  
Case Number: C-16-FM-25-008665**

**ORDERED**, ON THIS 6th day of March, 2026, by the Circuit Court for Prince George's County MD:

That the Defendant, JOY IDEY-OMA ONWUKA, 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 6-Month Separation and stating that the Defendant's last known address is: 11718 South Laurel Drive, Laurel MD 20708, 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 5th day of April, 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, JOY IDEYOMA ONWUKA, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 5th day of May 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  
152272 (3-12,3-19,3-26)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**BESSIE MANN**

Notice is given that Arvin B Rawlings-Bourne, whose address is 1518 Park Ave, 104 S, Baltimore, MD 21217, was on September 19, 2022 appointed personal representative of the small estate of Bessie Mann, who died on January 29, 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 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.

**ARVIN B RAWLINGS-BOURNE**  
Personal Representative

**CERETA A. LEE**  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 126597  
152230 (3-12)

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**Prince George's County**  
*Since 1932*



**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**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

v.  
**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 Boydell 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)

**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)

Debra G. Oliver, Esq.  
801 Wayne Avenue, Ste 205  
Silver Spring, MD 20910-4450  
(301) 367-4021

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

NOTICE IS GIVEN that the General Court of Justice Superior court of Robeson County, North Carolina appointed Charonda Murphy, whose address is 5905 Richmanor Ter, Upper Marlboro, MD 20772-4756, as the Personal Representative of the Estate of **Clifton Ozell Murphy Sr** who died on January 25, 2021 domiciled in Maryland, USA.

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.

**CHARONDA MURPHY**  
Foreign Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773  
Estate No. 129331  
152270 (3-12,3-19,3-26)

**LEGALS**

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

P.O. Box 1729  
Upper Marlboro, Maryland 20773  
**In The Estate Of:  
PHYLLIS CHESLEY**  
Estate No.: 137452

**NOTICE OF  
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **April 13, 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  
152237 (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)

**LEGALS**

**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.  
Curtis Savory  
14404 Marlborough Drive  
Upper Marlboro, MD 20772  
Defendant

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. C-16-CV-25-005526**

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 \$207,000.00. The property sold herein is known as 14404 Marlborough Drive, Upper Marlboro, MD 20772.

**MAHASIN EL AMIN**  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
152123 (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 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)

**LEGALS**

**NOTICE**

**JEREMY K. FISHMAN, et al.**  
Substitute Trustees  
vs.  
**TISHA S. HILLMAN**  
2832 Nomad Court W.  
Bowie, Maryland 20716  
Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Civil Action No.  
C-16-CV-25-003482**

Notice is hereby given this 18th day of February, 2026, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2832 Nomad Court W., Bowie, Maryland 20716, made and represented by Jeremy K. Fishman and Erica T. Davis, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 18th 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 18th day of March, 2026, next.

The Report of Sale states the amount of the sale to be Two Hundred Sixty One Thousand Dollars (\$261,000.00).

**MAHASIN EL AMIN**  
Clerk of the Circuit Court for  
Prince George's County, Md.  
True Copy—Test:  
Mahasin El Amin, Clerk  
152096 (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  
**PATRICIA MAE STATON**

Notice is given that Tracy Wallis, whose address is 17928 Swans 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)

**LEGALS**

**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)

*Serving*  
**Prince George's  
County**  
*Since 1932*

**LEGALS**

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

P.O. Box 1729  
Upper Marlboro, Maryland 20773  
**In The Estate Of:  
YVONNE TAYLOR**  
Estate No.: 137450

**NOTICE OF  
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Orhan K. Omer 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 22, 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  
152239 (3-12,3-19)

**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 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 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 WWW 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 in 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 Duvall 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****NOTICE OF DEFAULT AND FORECLOSURE SALE**

WHEREAS, on November 10, 2010, a certain Deed of Trust was executed by Anna E. J. Hicks, and Junius C. Hicks as Grantor(s) in favor of Wells Fargo Bank, N.A. as Beneficiary, and John Burson, ESQ as Trustee(s), and was recorded on December 1, 2010, in Book 32209, Page 236 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 March 18, 2019, and recorded on March 19, 2019, in Book 41893, Page 53, 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 15, 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 12, 2026 is \$336,971.59; 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 31, 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: 3101 Bolivia Court, Fort Washington, MD 20744

Tax ID: 12-1256767

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 \$336,971.59.

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

When making their bids, all bidders except the Secretary must submit a deposit totaling \$34,000.00 in the form of a certified check or cashier's check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$34,000.00 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

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

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

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

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

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

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

Date: February 13, 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"

Legal Description

LOT NUMBERED TWENTY-THREE (23), IN BLOCK "F", IN THE SUBDIVISION KNOWN AS "SECTION 8, ROSEDALE ESTATES", AS PER PLAT THEREOF RECORDED IN PLAT BOOK WWW 51, AT PLAT 21, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND  
PROPERTY ADDRESS: 3101 BOLIVIA COURT  
TAX ID 312-1256767

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

152209

(3-12,3-19,3-26)

**LEGALS**

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

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

**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

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

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

**LEGALS**

**ORDER OF PUBLICATION**

Elite Estates, LLC Plaintiff  
vs.  
Chesapeake Custom Homes, LLC;  
Prince George's County, Maryland;

And

All other persons having or claiming to have an interest in property described as 14401 Becker Rd., Brandywine MD 20613, and more fully described in Liber 11597 Page 0171 among the Land Records Book for Prince George's County, Maryland, Assessed Value: \$92,200; and Assessed to: Chesapeake Custom Homes, LLC; Property ID: 11-3156783,

Defendants

**In the Circuit Court for Prince George's County, Maryland Civil Action No. C-16-CV-26-001075**

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

Property described as 14401 Becker Rd., Brandywine MD 20613, and more fully described in Liber 11597 Page 0171 among the Land Records Book for Prince George's County, Maryland, Assessed Value: \$92,200; and Assessed to: Chesapeake Custom Homes, LLC; Property ID: 11-3156783.

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 has expired.

It is thereupon this 2nd day of March, 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 a newspaper having a general circulation in Prince George's County once a week for three successive weeks, the last insertion on or before March 27th, 2026, warning all persons interested in the said properties to be and appear in this Court by the 5th day of May, 2026 and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this 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, MD

True Copy—Test:  
Mahasin El Amin, Clerk  
152210 (3-12,3-19,3-26)

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

P.O. Box 1729  
Upper Marlboro, Maryland 20773

**In The Estate Of:  
JIA-QIN SHEN  
Estate No.: 136340**

**NOTICE OF JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Yi Shen for judicial probate of the will dated December 10, 2024 and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on April 13, 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

152234 (3-12,3-19)



**LEGALS**

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

P.O. Box 1729  
Upper Marlboro, Maryland 20773

**In The Estate Of:  
JIA-QIN SHEN  
Estate No.: 136340**

**NOTICE OF JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Jia J Shen for judicial probate of the will dated December 10, 2024 and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on April 13, 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

152235 (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**

**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

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

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

**ADVERTISE!**

**Call Today 301-627-0900**

**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**

**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.,  
Substitute Trustees

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

152133 (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**

**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

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

www.Auction.com

152135 (3-5,3-12,3-19)

**LEGALS**

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

P.O. Box 1729  
Upper Marlboro, Maryland 20773

**In The Estate Of:  
MATTIE JEAN COX  
Estate No.: 138231**

**NOTICE OF JUDICIAL PROBATE**

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on May 12, 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

152232 (3-12,3-19)

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

P.O. Box 1729  
Upper Marlboro, Maryland 20773

**In The Estate Of:  
ALICE JONES  
AKA ALICE BRAXTON JONES  
Estate No.: 139703**

**NOTICE OF JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Teara McCray 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 13, 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

152233 (3-12,3-19)

**LEGALS**

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

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

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

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

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

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

YEAR	MAKE	MODEL	VIN
2020	Nissan	Maxima	1N4AA6CV7LC370978
2017	Hyundai	Elantra	KMHD74LF4HU071948
2015	Honda	Accord	1HGCR3F89FA009530
2016	Honda	Civic	19XFC2F58GE019994
2017	Audi	A4	WAUFNFA43HN030097
2014	Dodge	Journey	3C4PDDEG7ET289985
2004	Acura	TL	19UUA66274A067531
2001	Chevy	Suburban	3GNFK16T91G177470
2011	Acura	TSX	JH4CU2F65BC002979
2007	Mitsubishi	Outlander	JA4MT41X17U010786
2012	Ford	Expedition	1FMJK1J52CEF16863
2008	Saturn	Aura	1G8Z557NX8F264037
2014	Nissan	Sentra	3N1AB7AP0EY264130
2008	Nissan	Sentra	3N1AB61E98L699187
2002	Mitsubishi	Galant	4A3AA46GX2E042126
2012	GMC	Terrain	2GKFLTEK2C6230992
1993	Chevy	G20Van	2GCEG25Z0P4103601
2004	Jaguar	XJ8	SAJWA74C84SG28956

152277 (3-12)

*Proudly Serving*  
**Prince George's County**  
*Since 1932*

**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 **HILDA FAY MACON**

Notice is given that Martha Brumfield, whose address is 3233 Captain Dement Dr, Waldorf, MD 20603, was on February 18, 2026 appointed Personal Representative of the estate of HILDA FAY MACON, who died on January 10, 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 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.

**MARTHA BRUMFIELD**  
Personal Representative

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

Estate No. 136079  
152188 (3-5,3-12,3-19)

**LEGALS**

**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)

**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 Grey-mont 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)

**LEGALS**

**ORDER OF PUBLICATION**

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

Plaintiff vs. Plaintiff

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.

Defendants

**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 FI 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. Plaintiff

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.

Defendants

**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 FI 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)

**LEGALS**

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 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.

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**

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)

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)



**LEGALS**

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)

**LEGALS**

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. 140637  
152171 (3-5,3-12,3-19)



**LEGALS**

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)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**CELESTINE R BROWN**

Notice is given that Artise Anderson, whose address is 243 Clare Rd, Ontario, OH 44906-1363, was on March 2, 2026 appointed Personal Representative of the estate of CELESTINE R BROWN, who died on February 19, 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 2nd day of September, 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 September, 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.

ARTISE ANDERSON  
Personal Representative

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

Estate No. 140637  
152257 (3-12,3-19,3-26)



**LEGALS**

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 Varum 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**

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

**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 P. 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)



**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.

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, 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.

MICHELLE SIMON, 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. 138025  
152191 (3-5,3-12,3-19)

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  
**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:

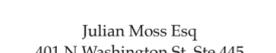
(1) Six months from the date of the decedent's death; or

(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)



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.

**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.

**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-26-00091**

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**

**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-26-00091**

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)

**ORDER OF PUBLICATION**

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

vs.

DONNA M RUDDER;  
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:

5616 RANDOLPH ST  
HYATTSVILLE MD 20784

AND

Unknown Owner of the property 5616 RANDOLPH ST described as follows: Property Tax ID 02-0110007 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-26-00091**

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:

6612 SQ FT & IMPS LOT 29 BLK B VILLA HEIGHTS Assmt 258,367 Lib and FI 10012/0447 and assessed to DONNA M RUDDER and, also known as 5616 RANDOLPH ST, HYATTSVILLE MD 20784, Tax Account No. 02-0110007.

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  
152105 (2-26,3-5,3-12)

*Your Newspaper of Legal Record*

**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)

**LEGALS**

**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



**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, 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-26-000892**

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 F1 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)

**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.

Defendants

**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 F1 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.

Defendants

**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 F1 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**

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: **3/20/2026.**

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

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

2004 CHEVROLET EXPRESS VA TEE8796 1GBFG15T041196508
2011 HONDA ACCORD MD A378528 1HGCP2F69BA119485
2013 JEEP GRAND MD 4GT1967 1C4RJCT9DC544935
CHEROKEE

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

2016 BUICK ENCORE VA KL4CJ1SM3GB615750
1995 COUNTRY SIDE TRAILER VA CT683147 1C9TS4829SA329307

**ABANDONED TRAILER  
BLACK POWER TILT TRAILER WITH WORDS COUNTRYSIDE TRAILERS AND COUNTRYSIDE MOTORS LOCATED ON FRONT END, NEAR HOOK OF THE TRAILER  
VIN: 1C9TS4829SA329307 TAG: CT683147  
LOCATION:  
3607 Parkway Terrace Dr., Suitland MD 20746**



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

2003 LINCOLN NAVIGATOR GL9402 5LMFU28R93J45305
2016 FORD TRANSIT DC NMOGE9F73G1284380

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

2019 TAKE 3 TRAILERS INC TRAILER 1T9LS4822KB540004
2011 KEYSTONE RV - COUGAR 4YDT31S20BV503247
1983 MERCEDES BENZ 300CD MD 7BBK47 WDBAB53A4DB003783
2003 MITSUBISHI LANCER MD 8BC6823 JA3AJ26E63U014402
2002 HONDA CIVIC 1HGEM21922L090239

**ABANDONED TRAILER  
BLACK HEAVY-DUTY CAR HAULER TRAILER  
VIN: 1T9LS4822KB540004 TAG: C560014  
MAKE & MODEL: TAKE 3 TRAILERS INC  
LOCATION:  
4400 Britannia Way, Camp Springs, MD 20746**



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

2006 FORD F150 1FTRF12W06NA13842
2014 FORD EXPLORER MD 27343CM

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

2005 HONDA ODYSSEY VA TYV4141 5FNRL38885B042970
2015 NISSAN ALTIMA 1N4AL3AP3FC569012
2005 NISSAN 350Z MD 4CL8738 JN1AZ34D75M600087
2014 MAZDA 3 JM1BM1L78E1190160

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

TRAILER TRAILER AVU24B20262192
2013 SCION TC VA 58506T JTKJF5C7D3062470

**ABANDONED TRAILER  
BLUE AND WHITE TOW DOLLY  
VIN: AVU24B20262192  
LOCATION:  
11500 S Laurel Dr., Laurel, MD 20708**



152276 (3-12)

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

**LEGALS**

**LEGAL NOTICE**

**CITY OF BOWIE, MD**

Amended Ordinance O-2-26 Amending Bowie City Code, Chapter 6 Elections to Remove Supplemental Registration Provisions and to Clarify that Registration Shall Be In Accordance With State Law, to Prohibit Write-In Candidates, and to Generally Clarify Election Processes and Procedures in the City

**PASSED** by the Council of the City of Bowie, Maryland at a Regular Meeting on March 2, 2026.

Daniel J. Mears  
Acting City Manager

152211 (3-12)

**LEGALS**

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

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

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

You must reclaim these vehicles by: **3/24/2026.**

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

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

2016 FORD EXPLORER MD 5BP3556 1FM5K8F81GGB73552
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**J & J TOWING  
8545 DELANO ROAD  
CLINTON, MD 20735  
301-568-3284**

2006 JAGUAR S-TYPE VA TEE7903 SAJWA01A56FN55354
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**J&L TOWING AND RECOVERY  
8225 GREY EAGLE DRIVE  
UPPER MARLBORO, MD 20772  
301-574-0065**

INFINITY M37XS VA 1965SV JN1BY1AR8DM603736
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152275 (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**

**14305 GREENVIEW DRIVE  
LAUREL, MD 20708**

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

**MARCH 31, 2026 AT 11:30AM**

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 \$39,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

Richard E. Solomon, et al.,  
Substitute Trustees

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

152285 (3-12,3-19,3-26)

*The Prince George's Post Newspaper*  
**Call 301-627-0900 or Fax 301-627-6260**

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**SAMUEL D COLEMAN**

Notice is given that Odessa D Coleman, whose address is 1210 Waterford Dr, District Heights, MD 20747-1733, was on February 27, 2026 appointed Personal Representative of the estate of SAMUEL D COLEMAN, who died on February 20, 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 27th 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 27th 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.

ODESSA D COLEMAN  
Personal Representative

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

Estate No. 140627

152261 (3-12,3-19,3-26)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**JAMES EDWARD STONE**

Notice is given that Stephanie L Madden, whose address is 11118 Hatteras Ct Lot 64, Lusby, MD 20657-2436, was on February 27, 2026 appointed Personal Representative of the estate of JAMES EDWARD STONE, who died on May 4, 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 27th 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 27th 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 L MADDEN  
Personal Representative

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

Estate No. 129753

152262 (3-12,3-19,3-26)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**MARGARET L ISLEN**

Notice is given that Rhonda Pugh, whose address is 7201 White Bud Ct, Clinton, MD 20735-4258, was on February 27, 2026 appointed Personal Representative of the estate of MARGARET L ISLEN, who died on October 19, 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 27th 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 27th 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.

RHONDA PUGH  
Personal Representative

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

Estate No. 140239

152263 (3-12,3-19,3-26)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**ALETHEA OWENS**

Notice is given that Eugene Owens Jr, whose address is 1805 Chinaberry Ct, Mitchellville, MD 20721, was on February 25, 2026 appointed Personal Representative of the estate of ALETHEA OWENS, who died on December 16, 2025 without a will.

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

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

EUGENE OWENS 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. 140500

152265 (3-12,3-19,3-26)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**ALICE L POSTELL  
AKA: ALICE LAVANDA POSTELL  
COFFEY**

Notice is given that Monique Hargrove, whose address is 7220 Flag Harbor Dr, Forestville, MD 20747-1577, was on February 25, 2026 appointed Personal Representative of the estate of ALICE L POSTELL, who died on November 16, 2023 without a will.

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

MONIQUE HARGROVE  
Personal Representative

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

Estate No. 140591

152266 (3-12,3-19,3-26)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**JAIME OSMIN LANDAVERDE ALEMAN**

Notice is given that Jacob Landaverde, whose address is 7612 Muncy Rd, Hyattsville, MD 20785-3415, was on February 4, 2026 appointed Personal Representative of the estate of JAIME OSMIN LANDAVERDE ALEMAN, who died on November 8, 2025 without a will.

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

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

JACOB LANDAVERDE  
Personal Representative

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

Estate No. 140155

152268 (3-12,3-19,3-26)

THIS COULD BE YOUR AD!  
Call 301-627-0900

**LEGALS**

Robert M Burke  
Robert Burke Law Firm  
300 Charles Street PO Box 2283  
La Plata, MD 20646  
240-349-2768

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**BRIAN F JOSEPHSON**

Notice is given that Diane J. Stigers, whose address is 100 Kimball Ave, Apt F61, Salem, VA 24153, was on February 26, 2026 appointed Personal Representative of the estate of BRIAN F JOSEPHSON, who died on July 4, 2025 without a will.

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

All 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 26th 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.

DIANE J. STIGERS  
Personal Representative

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

Estate No. 138839

152255 (3-12,3-19,3-26)

**LEGALS**

Nancy L. Miller  
Nancy L. Miller & Mark C. Miller  
8808 Old Branch Avenue  
Clinton, MD 20735  
(301) 868-2350

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**WANDA M. KING  
AKA: WANDA M. MITCHELTREE**

Notice is given that Wain M. Mitcheltree, whose address is 100 Pates Drive, Fort Washington, MD 20744, was on February 26, 2026 appointed Personal Representative of the estate of WANDA M. KING AKA: WANDA M. MITCHELTREE, who died on January 6, 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 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 26th 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.

WAIN M. MITCHELTREE  
Personal Representative

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

Estate No. 140615

152256 (3-12,3-19,3-26)

**LEGALS**

Elisabeth Morse  
Law Office of Brian Gormley  
10605 Concord St. Ste. 420  
Kensington, MD 20895  
240-755-8384

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**RICHARD BLOCKER**

Notice is given that Velma Vera Blocker, whose address is 2018 37th Street SE, Apt #301, Washington, DC 20020, was on February 27, 2026 appointed Personal Representative of the estate of RICHARD BLOCKER, who died on November 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 27th 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 27th 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.

VELMA VERA BLOCKER  
Personal Representative

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

Estate No. 140622

152264 (3-12,3-19,3-26)

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  
**MARILYN ANN KELLY**

Notice is given that Tracy Smith, whose address is 5235 Villa Rosa Ave, Saint Cloud, FL 34771-7849, was on February 20, 2026 appointed Personal Representative of the estate of MARILYN ANN KELLY, who died on August 21, 2025 without a will.

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

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

TRACY 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. 139389

152267 (3-12,3-19,3-26)

Bradley S. Farrar Esq  
1101 Mercantile Lane Suite 240  
Largo, MD 20774  
301-925-1800

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**MARY JETER SMITH**

Notice is given that Ingrid Valentine, whose address is 802 Swan Creek Rd, Fort Washington, MD 20744, was on January 5, 2026 appointed Personal Representative of the estate of MARY JETER SMITH, who died on March 9, 2025 without a will.

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

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

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

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

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

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

INGRID VALENTINE  
Personal Representative

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

Estate No. 138533

152269 (3-12,3-19,3-26)

**LEGALS**

Hugh A Mitchell Jr  
7 St Paul St Suite 910  
Baltimore, MD 21202  
410-347-0506

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**DAVID THURMAN WASSERMAN  
AKA: DAVID T WASSERMAN**

Notice is given that Susan E Ginsberg, whose address is 4324 Woodberry St, Hyattsville, MD 20782, was on February 25, 2026 appointed Personal Representative of the estate of DAVID THURMAN WASSERMAN who died on December 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 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 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.

SUSAN E GINSBERG  
Personal Representative

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

Estate No. 140513

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**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.

**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)

**LEGALS**

**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)

**LEGALS**

**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**

**COUNTY COUNCIL HEARINGS**

COUNTY COUNCIL OF  
PRINCE GEORGE'S COUNTY, MARYLAND  
**NOTICE OF PUBLIC HEARINGS**

TUESDAY, MARCH 17, 2026  
COUNCIL HEARING ROOM  
WAYNE K. CURRY ADMINISTRATION BUILDING  
1301 MCCORMICK DRIVE  
LARGO, MARYLAND  
<https://pgccouncil.us/LIVE>

10:30 A.M.

Notice is hereby given that on Tuesday, March 17, 2026, the County Council of Prince George's County, Maryland, will hold the following public hearings:

Appointment of the following individual to the Prince George's County Planning Board of the Maryland-National Capital Park and Planning Commission:

Ms. Brittany Jenkins  
Appointment  
Replacing: Shaunise A. Washington  
Term Expiration: 6/15/2028

Appointment of the following individual to the Prince George's County Planning Board of the Maryland-National Capital Park and Planning Commission:

Ms. Lori Matthews  
Appointment  
Replacing: William Doerner  
Term Expiration: 6/15/2026

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

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

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

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

ATTEST:  
Donna J. Brown  
Clerk of the Council

152278

(3-12)

**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 Fl 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)

**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 Fl 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**

**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 Fl 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**

Nancy L. Miller  
Nancy L. Miller & Mark C. Miller  
8808 Old Branch Avenue  
Clinton, MD 20735  
(301) 868-2350

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**CROSBY TROXLER, JR.**

Notice is given that Cathy J. Troxler, whose address is 4334 Eagle Ct, Waldorf, MD 20603, was on February 26, 2026 appointed Personal Representative of the estate of CROSBY TROXLER, JR. 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 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 26th 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.

CATHY J. TROXLER  
Personal Representative

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

Estate No. 140617

152247 (3-12,3-19,3-26)

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**LEGALS**

**COUNTY COUNCIL HEARINGS**

COUNTY COUNCIL OF  
PRINCE GEORGE'S COUNTY, MARYLAND  
**NOTICE OF PUBLIC HEARINGS**

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

12:30 P.M.

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

Appointment of the following individual as Director of the Office of Human Rights for Prince George's County:

Mr. Jose Villegas

Appointment of the following individual as Director of the Office of Management and Budget:

Ms. Angela Fair

Appointment of the following individual as Director of the Office of Central Services:

Mr. David Byrd

Appointment of the following individual as Director of the Office of Community Relations:

Ms. Chanel Dickerson

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

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

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

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

ATTEST:  
Donna J. Brown  
Clerk of the Council

152279

(3-12,3-19)

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**LEGALS**

V. Peter Markuski, Jr.  
Goozman, Bernstein & Markuski  
9101 Cherry Ln #207  
Laurel, MD 20708  
301-953-7480

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**GEORGE T. SCHAAB, JR.**

Notice is given that Corinne A Codjoe, whose address is 16130 Kenny Road, Laurel, MD 20707, was on February 25, 2026 appointed Personal Representative of the estate of GEORGE T. SCHAAB, JR. who died on January 30, 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 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 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.

CORINNE A CODJOE  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 140538  
152250 (3-12,3-19,3-26)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**THOMAS J GOLAB**

Notice is given that Dawn Golab, whose address is 13000 Greenmount Ave, Beltsville, MD 20705-3243, and William Golab, whose address is 205 Angler Way, Kitty Hawk, NC 27949-6006, and Thomas Golab, whose address is 3 Stonecrest Ct, Silver Spring, MD 20904-5234 were on February 25, 2026 appointed Co-Personal Representatives of the estate of THOMAS J GOLAB who died on November 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 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.

DAWN GOLAB  
WILLIAM GOLAB  
THOMAS GOLAB  
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. 139735  
152254 (3-12,3-19,3-26)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**DONNA LEE SCOTT WALKER  
AKA: DONNA WALKER**

Notice is given that Elizabeth Walker, whose address is 1460 North Greenmount Dr Apt 405, Alexandria, VA 22311, was on February 27, 2026 appointed Personal Representative of the estate of DONNA LEE SCOTT WALKER AKA: DONNA WALKER who died on December 7, 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 27th 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 27th 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.

ELIZABETH WALKER  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 140242  
152253 (3-12,3-19,3-26)

**LEGALS**

Olakunle Joseph Taiwo Esq  
PO Box 7696  
Silver Spring, MD 20907-7696  
301-498-3001

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**AMINA M ISOLA**

Notice is given that Olakunle Joseph Taiwo Esq, whose address is PO Box 7696, Silver Spring, MD 20907-7696, was on February 27, 2026 appointed personal representative of the small estate of AMINA M ISOLA, who died on July 21, 2025 without a will.

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

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

OLAKUNLE JOSEPH TAIWO ESQ  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 139461  
152221 (3-12)

**LEGALS**

V. Peter Markuski, Jr.  
9101 Cherry Ln #207  
Laurel, MD 20708  
301-953-7480

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**ZELMA LOFTON WESLEY**

Notice is given that Jean Wesley Mills, whose address is 6501 9th Ave, Hyattsville, MD 20783-3158, was on February 25, 2026 appointed Personal Representative of the estate of ZELMA LOFTON WESLEY who died on January 27, 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 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 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.

JEAN WESLEY MILLS  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 140537  
152248 (3-12,3-19,3-26)

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  
**GLEN BERNARD GREEN, JR.**

Notice is given that Linda Ann Green, whose address is 9927 Mallard Drive, Laurel, MD 20708, was on February 25, 2026 appointed Personal Representative of the estate of GLEN BERNARD GREEN, JR. who died on April 9, 2025 with a will.

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

LINDA ANN GREEN  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 140579  
152249 (3-12,3-19,3-26)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**DANIEL JUNIOR IRVING**

Notice is given that Barbara Irving Jones, whose address is 711 Glen Lake Dr, Bowie, MD 20716-3564, was on March 2, 2026 appointed Personal Representative of the estate of DANIEL JUNIOR IRVING who died on November 21, 2025 with a will.

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

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

BARBARA IRVING JONES  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 139936  
152240 (3-12,3-19,3-26)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**DARIUS C HOLLINSHEAD**

Notice is given that Avis Hollinshead, whose address is 608 Dwyer Pl, Upper Marlboro, MD 20774-2159, was on March 2, 2026 appointed Personal Representative of the estate of DARIUS C HOLLINSHEAD who died on November 24, 2025 with a will.

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

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

AVIS HOLLINSHEAD  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 140060  
152241 (3-12,3-19,3-26)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**SHERRI HOLMES**

Notice is given that Jonathan Clark, whose address is 12502 Clearwater Way, Upper Marlboro, MD 20772-6600, was on February 27, 2026 appointed Personal Representative of the estate of SHERRI HOLMES who died on May 7, 2025 with a will.

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

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

JONATHAN CLARK  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 140231  
152242 (3-12,3-19,3-26)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**SHIRLEY G TUCKER**

Notice is given that Matina M Redd, whose address is 7009 Kent Town Dr, Landover, MD 20785-3458, was on February 27, 2026 appointed Personal Representative of the estate of SHIRLEY G TUCKER 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 27th 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 27th 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.

MATINA M REDD  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 140610  
152243 (3-12,3-19,3-26)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**KATHLEEN ANNA NEWTON**

Notice is given that Joshua Bruce Newton, whose address is 5714 Everhart Place, Fort Washington, MD 20744, was on February 27, 2026 appointed Personal Representative of the estate of KATHLEEN ANNA NEWTON who died on February 1, 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 27th 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 27th 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.

JOSHUA BRUCE NEWTON  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 132297  
152244 (3-12,3-19,3-26)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**KATHLEEN MARY JACKSON**

Notice is given that Suzette Brann, whose address is 8235 Tiverton Dr, Port Tobacco, MD 20677-3421, was on February 27, 2026 appointed Personal Representative of the estate of KATHLEEN MARY JACKSON who died on January 8, 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 27th 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 27th 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.

SUZETTE BRANN  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 136274  
152245 (3-12,3-19,3-26)

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**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**LAWRENCE V WENTZEL**

Notice is given that Jennifer Lynn Wentzel, whose address is 1037 Hyde Park Dr, Annapolis, MD 21403, was on February 25, 2026 appointed Personal Representative of the estate of LAWRENCE V WENTZEL who died on January 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 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 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 LYNN WENTZEL  
Personal Representative

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

Estate No. 140496  
152251 (3-12,3-19,3-26)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**CHARLES W WOODARD JR**

Notice is given that Sandra J Campbell, whose address is 465 Fairbee Rd, Berkeley Springs, WV 25411, was on February 25, 2026 appointed Personal Representative of the estate of CHARLES W WOODARD JR who died on December 11, 2025 with a will.

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

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

SANDRA J CAMPBELL  
Personal Representative

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

Estate No. 140141  
152252 (3-12,3-19,3-26)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**BETTY VERONICA ROSS**

Notice is given that Troy Ross, whose address is 100 Old Stage Rd, Brookfield, VT 05036-9491, was on February 26, 2026 appointed personal representative of the small estate of Betty Veronica Ross who died on April 19, 2021 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, except if the decedent died before October 1, 1992, nine months from the date of 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.

TROY ROSS  
Personal Representative

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

Estate No. 139754  
152213 (3-12)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**SHAWN GABRIEL GANKEE YU**

Notice is given that Justine Michaela G Yu, whose address is 6700 Belcrest Rd Apt 527, Hyattsville, MD 20782-1346, was on February 26, 2026 appointed personal representative of the small estate of Shawn Gabriel Gankee Yu who died on May 19, 2025 with a will.

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

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

JUSTINE MICHAELLA G YU  
Personal Representative

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

Estate No. 140613  
152214 (3-12)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**CLYDE A WELLMAN  
AKA: CLYDE ARTHUR WELLMAN**

Notice is given that Clyde J Wellman, whose address is 1204 Kayak Ave, Capitol Heights, MD 20743-4045, was on February 25, 2026 appointed personal representative of the small estate of Clyde A Wellman who died on January 1, 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.

CLYDE J WELLMAN  
Personal Representative

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

Estate No. 140448  
152215 (3-12)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**DIANE LAVERN YEARNES  
AKA: DIANA LAVERN YEARNES**

Notice is given that Linda Lou Kocher, whose address is 3902 Oliver St, Hyattsville, MD 20782, was on February 5, 2026 appointed personal representative of the small estate of DIANE LAVERN YEARNES who died on December 27, 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.

LINDA LOU KOCHER  
Personal Representative

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

Estate No. 140040  
152216 (3-12)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**ROBERT HENRY GLENN JR**

Notice is given that Stephanie R Glenn, whose address is 5012 Luci Ln, Suitland, MD 20746, was on March 3, 2026 appointed personal representative of the small estate of Robert Henry Glenn Jr, who died on September 9, 2025 without a will.

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

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

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

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

STEPHANIE R GLENN  
Personal Representative

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

Estate No. 140559  
152217 (3-12)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**LISA MARIE GROCHOLA**

Notice is given that Victoria Grochola, whose address is 13118 Lockwoods Progress Dr, Bowie, MD 20720-6319, was on March 3, 2026 appointed personal representative of the small estate of Lisa Marie Grochola, who died on December 29, 2025 without a will.

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

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

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

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

VICTORIA GROCHOLA  
Personal Representative

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

Estate No. 140659  
152218 (3-12)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**MURIEL MOORE**

Notice is given that Sharon Moore, whose address is 2838 Nomad Ct W, Bowie, MD 20716-1471, was on March 2, 2026 appointed personal representative of the small estate of Muriel Moore, who died on February 17, 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.

SHARON MOORE  
Personal Representative

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

Estate No. 140633  
152219 (3-12)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**PAUL A RICHARDSON**

Notice is given that Paula Billingslea, whose address is 16400 Bald Eagle School Rd, Brandywine, MD 20613-8564, was on February 27, 2026 appointed personal representative of the small estate of Paul A Richardson, who died on February 20, 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.

PAULA BILLINGSLEA  
Personal Representative

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

Estate No. 140624  
152220 (3-12)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**ANTHONY BOULDIN**

Notice is given that Jacqueline Bouldin, whose address is 14901 Rolling Meadows Rd, Upper Marlboro, MD 20772, was on February 27, 2026 appointed personal representative of the small estate of Anthony Bouldin, who died on December 16, 2025 without a will.

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

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

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

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

JACQUELINE BOULDIN  
Personal Representative

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

Estate No. 140446  
152222 (3-12)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**WILLIAM MORTON**

Notice is given that Darick Morton, whose address is 6400 Baltimore National Pike #262, Catonsville, MD 21228-3930, was on February 27, 2026 appointed personal representative of the small estate of William Morton, who died on November 7, 2017 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.

DARICK MORTON  
Personal Representative

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

Estate No. 140621  
152223 (3-12)

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