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**LEGALS**

Ernest Gregory Lardieri Esq  
7315 Hanover Pkwy Ste D  
Greenbelt, MD 20770-2035  
443-562-9790

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**SUSAN ELAINE CALERO**

Notice is given that Charles Calero, whose address is 13404 Yorktown Dr, Bowie, MD 20715-1462, was on February 25, 2026 appointed Personal Representative of the estate of **SUSAN ELAINE CALERO**, who died on May 18, 2025 without a will.

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

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

**CHARLES CALERO**  
Personal Representative

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

Estate No. 138067  
152344 (3-19,3-26,4-2)

Harrison C. Long  
AIS No. 1212120191  
Johannesmeyer & Sawyer, PLLC  
252 Latitude Lane, Suite 102  
Lake Wylie, SC 29710  
240-249-7870

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**RONNIE WADE LEECH**

Notice is given that Glenn C. Leech, whose address is 5507 Kenwood Street, Temple Hills, MD 20748, was on March 5, 2026 appointed Personal Representative of the estate of **RONNIE WADE LEECH**, who died on August 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 persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 5th day of 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.

**GLENN C. LEECH**  
Personal Representative

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

Estate No. 140085  
152336 (3-19,3-26,4-2)

Nickey Earline Patterson Esq  
6710 Oxon Hill Rd Ste 210  
Oxon Hill, MD 20745-1124  
202-709-6726

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**JOLESIA JOYDIAN FAIRWEATHER**

Notice is given that Fitzroy Nelson, whose address is 7758 Kismet St, Miramar, FL 33023-5811, was on July 8, 2024 appointed Personal Representative of the estate of **JOLESIA JOYDIAN FAIRWEATHER**, who died on August 21, 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 8th day of January, 2025.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 8th day of January, 2025.

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

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

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

**FITZROY NELSON**  
Personal Representative

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

Estate No. 129826  
152343 (3-19,3-26,4-2)

**LEGALS**

Jessica H. McConnell, Esq  
231 Najoles Rd, Suite 400  
Millersville, MD 21108  
410-590-1900

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

NOTICE IS GIVEN that the Circuit Court of the Sixth Judicial Circuit Court of Pasco County, Florida appointed Eva Kiourkas Mejia, whose address is 5013 Sardinero Trail, Bradenton, FL 34208, as the Personal Representative of the Estate of Dimitrios Kiourkas who died on December 3, 2025 domiciled in Pasco County, Florida.

The Maryland resident agent for service of process is Jessica H. McConnell, whose address is 231 Najoles Rd, Suite 400, Millersville, MD 21108.

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.

**EVA KIOURKAS MEJIA**  
Foreign Personal Representative

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

Estate No. 140709  
152345 (3-19,3-26,4-2)

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

Joshua Winger  
14300 Gallant Fox Lane Suite 120  
Bowie, MD 20715  
301-464-7448

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**DAVID FRANKLIN MCGHEE**

Notice is given that Robin Yvette Spaid, whose address is 7819 Breakstone Ct, Ellicott City, MD 21043-7049, was on March 9, 2026 appointed Personal Representative of the estate of **DAVID FRANKLIN MCGHEE**, who died on January 23, 2026 without a will.

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

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

**ROBIN YVETTE SPAID**  
Personal Representative

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

Estate No. 140713  
152337 (3-19,3-26,4-2)

**LEGALS**

Ferguson Evans, Esq  
CPF # 9701070003  
601 Pennsylvania Ave NW  
Suite 900 South Bldg  
Washington, DC 20004  
202-467-5550

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**SANDRA D. POSTELL**

Notice is given that Tonia Morris, whose address is 221 Kendrick Ave, Columbus, GA 31903, was on March 10, 2026 appointed Personal Representative of the estate of **SANDRA D. POSTELL**, who died on September 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 10th 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 10th 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.

**TONIA MORRIS**  
Personal Representative

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

Estate No. 140086  
152338 (3-19,3-26,4-2)

**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.  
Camille L. Grayson  
145 Riverhaven Drive, Unit #233  
and parking space nos A153 and  
A154  
Oxon Hill, MD 20745  
Defendant

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. C-16-CV-25-006504**

Notice is hereby given this 12th day of March, 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 13th day of April, 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 13th day of April, 2026.

The Report of Sale states the amount of the foreclosure sale price to be \$391,500.00. The property sold herein is known as 145 Riverhaven Drive, Unit #233 and parking space nos A153 and A154, Oxon Hill, MD 20745.

**MAHASIN EL AMIN**  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
152351 (3-19,3-26,4-2)

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

P.O. Box 1729  
Upper Marlboro, Maryland 20773

**In The Estate Of:  
REGINA LORRAINE MILES**  
Estate No.: 132248

**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 **June 11, 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

152433 (3-26,4-2)

**LEGALS**

Erika R. Greene, Esq.  
Goodman Johnson Greene PLLC  
1321 Pennsylvania Avenue, SE  
Washington, DC 20003  
202-544-1515

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**OLETHA ANN POMEROY**

Notice is given that Megan Beth Pomeroy, whose address is 31122 Mt. Hermon Road, Salisbury, MD 21804, was on March 4, 2026 appointed Personal Representative of the estate of **OLETHA ANN POMEROY** who died on July 2, 2025 with a will.

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

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

**MEGAN BETH POMEROY**  
Personal Representative

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

Estate No. 139550  
152319 (3-19,3-26,4-2)

**NOTICE**

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

v.  
Ricardo Antonio Brooks, Personal  
Representative for the Estate of  
Edwin S. Cooke  
12212 Apache Tear Circle  
Laurel, MD 20708  
Defendant

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. C-16-CV-25-002722**

Notice is hereby given this 12th day of March, 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 13th day of April, 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 13th day of April, 2026.

The Report of Sale states the amount of the foreclosure sale price to be \$317,000.00. The property sold herein is known as 12212 Apache Tear Circle, Laurel, MD 20708.

**MAHASIN EL AMIN**  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
152352 (3-19,3-26,4-2)

Anthony Kratz, Esq.  
Lewicky, O'Connor, Hunt & Meiser LLC  
8110 Maple Lawn Blvd., Suite 160  
Fulton, Maryland 20759  
410-489-1996

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**EDWARD J. SCARCIA**

Notice is given that Jeffrey Scarcia, whose address is 13629 Highland Road, Clarksville, Maryland 21029, was on March 6, 2026 appointed Personal Representative of the estate of **EDWARD J. SCARCIA** who died on November 5, 2025 with a will.

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

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

**JEFFREY SCARCIA**  
Personal Representative

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

Estate No. 140150  
152321 (3-19,3-26,4-2)

**NOTICE**

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

v.  
Gregory P. Boone  
5609 Ottawa Street  
Oxon Hill, MD 20745  
Defendant

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. C-16-CV-25-002485**

Notice is hereby given this 12th day of March, 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 13th day of April, 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 13th day of April, 2026.

The Report of Sale states the amount of the foreclosure sale price to be \$294,175.00. The property sold herein is known as 5609 Ottawa Street, Oxon Hill, MD 20745.

**MAHASIN EL AMIN**  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
152350 (3-19,3-26,4-2)

**LEGALS**

**Redevelopment Authority of Prince George's County  
Community Impact Grant Program  
Notification of Funding Availability (NOFA) FY2026**

The Redevelopment Authority of Prince George's County ("RDA") is soliciting applications from community-based organizations for the Community Impact Grant (CIG) Program FY 2026 funding round.

The CIG Program provides grants to implement small innovative capital projects that revitalize and enhance communities and quality of life in Prince George's County.

The total amount of funding available for this program is Two Hundred and Fifty Thousand Dollars (\$250,000) for eligible nonprofit and community-based organizations, HOA's and houses of worship.

The CIG NOFA will be available on April 6, 2026, on the following website:

<https://www.princegeorgescountymd.gov/departments-offices/redevelopment-authority/grants/community-impact-grants/2026-community-impact-grant>

A CIG pre-application virtual webinar will be held on Tuesday, April 21, 2026, at 11:00 AM. Interested participants should send an email to the program manager to receive the Zoom link and passcode to attend. RSVP's should be sent by 5:00 PM on Friday, April 17th to get access to the webinar.

Email questions to: Andrea D. Anderson, Program Manager at [adanderson@co.pg.md.us](mailto:adanderson@co.pg.md.us) Applications must be received by 5 pm on May 18, 2026.

152563 (4-2,4-9)

**THIS COULD BE YOUR AD!**

Call

301-627-0900 for a quote.

**LEGALS**

**ORDER OF PUBLICATION**

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

vs.

PETER GARCIA;  
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:

6515 BOCK TERRACE  
OXON HILL MD 20745

AND

Unknown Owner of the property 6515 BOCK TERRACE described as follows: Property Tax ID 12-1301415 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-26-001252**

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:

10000 SQ FT & IMPS LOT 49 BLK A LIVINGSTON OAKS Assmt 299,700 Lib and Fl 20998/0303 and assessed to PETER GARCIA and also known as 6515 BOCK TERRACE, OXON HILL MD 20745, Tax Account No. 12-1301415.

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 9th 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 some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 3rd day of April, 2026, warning all persons interested in the property to appear in this Court by the 12th day of May, 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  
152294 (3-19,3-26,4-2)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF DWAYNE MICHAEL MOORE SR

Notice is given that TIFFANY CHARICE MOORE, whose address is 97 Capital Ct Apt 1407, Upper Marlboro, MD 20774-1083, and MARIA LASHAWN MOORE, whose address is 1200 Mississippi Ave SE Apt 218, Washington, DC 20032-4443, were on March 13, 2026 appointed Co-Personal Representatives of the estate of DWAYNE MICHAEL MOORE SR who died on December 1, 2025 without a will.

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

All 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 13th 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 13th day of September, 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.

TIFFANY CHARICE MOORE  
MARIA LASHAWN MOORE  
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. 140188

152462 (3-26,4-2,4-9)

LM File No.: 4533-00002

LEWIS MCDANIELS, LLC  
41 N Market St.  
Frederick, Maryland 21701

**ORDER OF PUBLICATION**

SEBRA Investments, LLC,  
Plaintiff,

vs.

Jemal's Forbes Court L.L.C.; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as 1.2850 Acres. & Imps. Maryland Corporate Lot 11 Assmt \$235,233 Fl 573 and being identified on the Tax Roll as Parcel ID: 14-1675545, and which may be known as 7610 Forbes Ct., Lanham, MD 20706, 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 that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, described as 1.2850 Acres. & Imps. Maryland Corporate Lot 11 Assmt \$235,233 Fl 573 and being identified on the Tax Roll as Parcel ID: 14-1675545, and which may be known as 7610 Forbes Ct., Lanham, MD 20706,

Defendants.

**In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-26-001308 (TAX SALE)**

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

described as 1.2850 Acres. & Imps. Maryland Corporate Lot 11 Assmt \$235,233 Fl 573 and being identified on the Tax Roll as Parcel ID: 14-1675545, and which may be known as 7610 Forbes Ct., Lanham, MD 20706.

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

It is thereupon this 9th day of March, 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) consecutive weeks, the last insertion on or before the 3rd day of April, 2026, warning all persons interested in the property to appear in this Court by the 12th day of May, 2026, and redeem their property and/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 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  
152295 (3-19,3-26,4-2)

**LEGALS**

LM File No.: 4533-00011

LEWIS MCDANIELS, LLC  
41 N Market St.  
Frederick, Maryland 21701

**ORDER OF PUBLICATION**

SEBRA Investments, LLC,  
Plaintiff,

vs.

Jericho Baptist Church Ministries; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as Pt Lot 8 (new Fr 1992742 Pt Taxa B Le Cell Towe R 2000) 1,215,000 Sq.Ft. & Imps. Spectrum 95 Blk C Assmt \$377,600 Lib 13614 Fl 143 and being identified on the Tax Roll as Parcel ID: 18-3331428, and which may be known as 8000 Jericho City Dr., Landover, MD 20785, 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 that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, described as Pt Lot 8 (new Fr 1992742 Pt Taxa B Le Cell Towe R 2000) 1,215,000 Sq.Ft. & Imps. Spectrum 95 Blk C Assmt \$377,600 Lib 13614 Fl 143 and being identified on the Tax Roll as Parcel ID: 18-3331428, and which may be known as 8000 Jericho City Dr., Landover, MD 20785,

Defendants.

**In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-26-001309 (TAX SALE)**

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

described as Pt Lot 8 (new Fr 1992742 Pt Taxa B Le Cell Towe R 2000) 1,215,000 Sq.Ft. & Imps.

**LEGALS**

Spectrum 95 Blk C Assmt \$377,600 Lib 13614 Fl 143 and being identified on the Tax Roll as Parcel ID: 18-3331428, and which may be known as 8000 Jericho City Dr., Landover, MD 20785.

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

It is thereupon this 9th day of March, 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 general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, the last insertion on or before the 3rd day of April, 2026, warning all persons interested in the property to appear in this Court by the 12th day of May, 2026, and redeem their property and/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 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  
152296 (3-19,3-26,4-2)

**LEGALS**

LM File No.: 4533-00006

LEWIS MCDANIELS, LLC  
41 N Market St.  
Frederick, Maryland 21701

**ORDER OF PUBLICATION**

SEBRA Investments, LLC,  
Plaintiff,

vs.

Crespo General Contracting, LLC; Atlantic Union Bank, successor by merger to Sandy Spring Bank; Kamille Carrington, Trustee; Susan Paschal, Trustee; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as Lots 24.25 9,324.0000 Sq.Ft. & Imps. Maryland Park Blk 3 Assmt \$418,200 Lib 49921 Fl 212 and being identified on the Tax Roll as Parcel ID: 18-2072213, and which may be known as 6168 Old Central Ave., Capitol Heights, MD 20743, 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 that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, described as Lots 24.25 9,324.0000 Sq.Ft. & Imps. Maryland Park Blk 3 Assmt \$418,200 Lib 49921 Fl 212 and being identified on the Tax Roll as Parcel ID: 18-2072213, and which may be known as 6168 Old Central Ave., Capitol Heights, MD 20743,

Defendants.

**In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-26-001305 (TAX SALE)**

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

described as Lots 24.25 9,324.0000 Sq.Ft. & Imps. Maryland Park Blk 3 Assmt \$418,200 Lib 49921 Fl 212 and being identified on the Tax Roll as Parcel ID: 18-2072213, and which may be known as 6168 Old Central Ave., Capitol Heights, MD 20743.

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

It is thereupon this 9th day of March, 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 general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, the last insertion on or before the 3rd day of April, 2026, warning all persons interested in the property to appear in this Court by the 12th day of May, 2026, and redeem their property and/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 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  
152284 (3-19,3-26,4-2)

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

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

True Copy—Test:  
Mahasin El Amin, Clerk  
152387 (3-26,4-2,4-9)

**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.

Phyllis Johnson,  
a/k/a Phyllis C. Johnson  
7237 Donnell Place  
District Heights, MD 20747

Defendant

**In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-25-006032**

Notice is hereby given this 11th day of March, 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 10th day of April, 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 10th day of April, 2026.

The Report of Sale states the amount of the foreclosure sale price to be \$79,848.00. The property sold herein is known as 7237 Donnell Place, District Heights, MD 20747.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
152347 (3-19,3-26,4-2)

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

**LEGALS**

**ORDER OF PUBLICATION**

Zero Dot, LLC  
c/o Eskin Law, LLC  
1700 Reisterstown Road, Suite 212  
Pikesville, MD 21208

Plaintiff,

v.

STEPHANIA NUNNALLY

Prince George's County

Office of Finance of Prince George's County

State of Maryland  
Office of the Attorney General

ESTATE OF GENNIE M. MARTIN

All unknown owners of the property (5709 BLACK HAWK DR OXON HILL 20745 being known as District - 12 Account Identifier - 1232867 with a legal description of LOT 34 EX TRI AT NW COR & TRI AT SE COR LOT 35 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 in the property.

Defendants

**In the Circuit Court for Prince George's County Case No.: C-16-CV-26-001412**

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 5709 BLACK HAWK DR OXON HILL 20745 being known as District - 12 Account Identifier - 1232867 with a legal description of LOT 34 EX TRI AT NW COR & TRI AT SE COR LOT 35 on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George's County, State of Maryland to Zero Dot, 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: 5709 BLACK HAWK DR OXON HILL 20745 being known as District - 12 Account Identifier - 1232867 with a legal description of LOT 34 EX TRI AT NW COR & TRI AT SE COR LOT 35 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 16th 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 some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 19th day of May, 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, Maryland

True Copy—Test:  
Mahasin El Amin, Clerk  
152387 (3-26,4-2,4-9)

**LEGALS**

Shari H. Fleming, Esq.  
The Law Office of Shari Fleming  
10821 Red Run Blvd., Suite 1611  
Owings Mills, MD 21117  
410-316-6800

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF MCKINLEY-BEN MILLER

Notice is given that Teri R. C. Williams Smith, whose address is 603 Lanark Way, Silver Spring, MD 20901, was on March 9, 2026 appointed Personal Representative of the estate of MCKINLEY-BEN MILLER who died on December 3, 2025 with a will.

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

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

TERI R. C. WILLIAMS 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. 140693

152322 (3-19,3-26,4-2)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

v.

Carlos Barksdale  
2608 Saint Marys View Road  
Accokeek, MD 20607

Defendant

**In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-22-00622**

Notice is hereby given this 11th day of March, 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 10th day of April, 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 10th day of April, 2026.

The Report of Sale states the amount of the foreclosure sale price to be \$408,739.09. The property sold herein is known as 2608 Saint Marys View Road, Accokeek, MD 20607.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
152348 (3-19,3-26,4-2)

**NOTICE**

MARIA HERNANDEZ

Plaintiff,

v.

JOSE RIOS

Defendant

**IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND C-16-FM-23-002923**

ORDERED, this 17th day of March, 2026, by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland, that the sale of real property described as 2109 Beechwood Road, Hyattsville, MD 20783, as made and reported by Trustee Isaac H. Marks, Esquire, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 17th day of April, 2026, provided a copy of this Notice shall be inserted in the Prince George's Post newspaper and published in said County once a week for three successive weeks before the 17th day of April, 2026.

The report states the amount of sale to be \$348,000.00.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
152394 (3-26,4-2,4-9)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF DOROTHY HEYMANN

Notice is given that Robin Fish, whose address is 133 St. George Rd., W. Melbourne, FL 32904, was on March 23, 2026 appointed Personal Representative of the estate of DOROTHY HEYMANN who died on June 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 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 23rd 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

**LEGALS**

**ORDER OF PUBLICATION**

TAX AUCTION OF EAST COAST, LLC  
c/o Eskin Law, LLC  
1700 Reisterstown Road, Suite 212  
Pikesville, MD 21208

Plaintiff,

v.

DOMINIC A. NJOKU

Prince George's County

Office of Finance of Prince George's County

State of Maryland  
Office of the Attorney General

BLESSING I. NJOKU

All unknown owners of the property (2107 WHISPERING WILLOW CT TEMPLE HILLS 20748 being known as District - 12 Account Identifier - 1301860 with a legal description of 9,579.0000 Sq.Ft. & Imps. Sable Point Plat 2 Lot 24 Blk B Assmt \$330,600 Lib 13968 Fl 285 and assessed to Njoku Dominic A. 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-26-001469

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 2107 WHISPERING WILLOW CT TEMPLE HILLS 20748 being known as District - 12 Account Identifier - 1301860 with a legal description of 9,579.0000 Sq.Ft. & Imps. Sable Point Plat 2 Lot 24 Blk B Assmt \$330,600 Lib 13968 Fl 285 and assessed to Njoku Dominic A. on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George's County, State of Maryland to TAX AUCTION OF EAST COAST, 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: 2107 WHISPERING WILLOW CT TEMPLE HILLS 20748 being known as District - 12 Account Identifier - 1301860 with a legal description of 9,579.0000 Sq.Ft. & Imps. Sable Point Plat 2 Lot 24 Blk B Assmt \$330,600 Lib 13968 Fl 285 and assessed to Njoku Dominic A. 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 17th 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 some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 19th day of May, 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, Maryland

True Copy—Test:  
Mahasin El Amin, Clerk  
152400 (3-26,4-2,4-9)

**LEGALS**

**ORDER OF PUBLICATION**

TAX AUCTION OF EAST COAST, LLC  
c/o Eskin Law, LLC  
1700 Reisterstown Road, Suite 212  
Pikesville, MD 21208

Plaintiff,

v.

FRANCES B. NORMAN, TRUSTEE UNDER THE NORMAN FAMILY TRUST DATED DECEMBER 19, 2006

Prince George's County

Office of Finance of Prince George's County

State of Maryland  
Office of the Attorney General

SEATON B. NORMAN, TRUSTEE UNDER THE NORMAN FAMILY TRUST DATED DECEMBER 19, 2006

The Testate and Intestate Successors of Seaton B. Norman, trustee under the Norman Family Trust dated December 19, 2006, Believed to Be Deceased, and All Persons Claiming by, Through, or Under the Individual Believed to Be Deceased.

All unknown owners of the property (8798 OXWELL LN LAUREL 20708 being known as District - 10 Account Identifier - 1004712 with a legal description of 24,506.0000 Sq.Ft. & Imps. Montpelier Lot 19 Blk 15 Assmt \$457,000 Lib 26860 Fl 351 and assessed to Norman Family Trust. 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-26-001470

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 8798 OXWELL LN LAUREL 20708 being known as District - 10 Account Identifier - 1004712 with a legal description of 24,506.0000 Sq.Ft. & Imps. Montpelier Lot 19 Blk 15 Assmt \$457,000 Lib 26860 Fl 351 and assessed to Norman Family Trust. on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George's County, State of Maryland to TAX AUCTION OF EAST COAST, 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: 8798 OXWELL LN LAUREL 20708 being known as District - 10 Account Identifier - 1004712 with a legal description of 24,506.0000 Sq.Ft. & Imps. Montpelier Lot 19 Blk 15 Assmt \$457,000 Lib 26860 Fl 351 and assessed to Norman Family Trust. 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 17th 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 some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 19th day of May, 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, Maryland

True Copy—Test:  
Mahasin El Amin, Clerk  
152401 (3-26,4-2,4-9)

**LEGALS**

**ORDER OF PUBLICATION**

TAX AUCTION OF EAST COAST, LLC  
c/o Eskin Law, LLC  
1700 Reisterstown Road, Suite 212  
Pikesville, MD 21208

Plaintiff,

v.

BERLIN WILSON RULEMAN

Prince George's County

Office of Finance of Prince George's County

State of Maryland  
Office of the Attorney General

The Testate and Intestate Successors of Berlin Wilson Ruleman, Believed to Be Deceased, and All Persons Claiming by, Through, or Under the Individual Believed to Be Deceased.

All unknown owners of the property (6002 41ST AVE HYATTSVILLE 20782 being known as District - 16 Account Identifier - 1822204 with a legal description of LOTS 200.201 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-26-001471

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 6002 41ST AVE HYATTSVILLE 20782 being known as District - 16 Account Identifier - 1822204 with a legal description of LOTS 200.201 on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George's County, State of Maryland to TAX AUCTION OF EAST COAST, 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: 6002 41ST AVE HYATTSVILLE 20782 being known as District - 16 Account Identifier - 1822204 with a legal description of LOTS 200.201 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 17th 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 some newspaper having a general circulation in Prince George's County once a week for three consecutive

**LEGALS**

secutive weeks, warning all persons interested in the property to appear before this Court by the 19th day of May, 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, Maryland

True Copy—Test:  
Mahasin El Amin, Clerk  
152402 (3-26,4-2,4-9)

**LEGALS**

**ORDER OF PUBLICATION**

TAX AUCTION OF EAST COAST, LLC  
c/o Eskin Law, LLC  
1700 Reisterstown Road, Suite 212  
Pikesville, MD 21208

Plaintiff,

v.

VANNA SIENG

Prince George's County

Office of Finance of Prince George's County

State of Maryland  
Office of the Attorney General

SUNTRUST BANK

JOVETTA WOODARD

PATRICIA ROBINSON

All unknown owners of the property (5101 71ST AVE HYATTSVILLE 20784 being known as District - 20 Account Identifier - 2245140 with a legal description of 6,920.0000 Sq.Ft. & Imps. Glendridge Lot 4 Blk F Assmt \$263,067 Lib 33341 Fl 117 and assessed to Sieng Vanna. 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-26-001472

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 5101 71ST AVE HYATTSVILLE 20784 being known as District - 20 Account Identifier - 2245140 with a legal description of 6,920.0000 Sq.Ft. & Imps. Glendridge Lot 4 Blk F Assmt \$263,067 Lib 33341 Fl 117 and assessed to Sieng Vanna. on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George's County, State of Maryland to TAX AUCTION OF EAST COAST, 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: 5101 71ST AVE HYATTSVILLE 20784 being known as District - 20 Account Identifier - 2245140 with a legal description of 6,920.0000 Sq.Ft. & Imps. Glendridge Lot 4 Blk F Assmt \$263,067 Lib 33341 Fl 117 and assessed to Sieng Vanna. 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 17th 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 some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 19th day of May, 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, Maryland

True Copy—Test:  
Mahasin El Amin, Clerk  
152403 (3-26,4-2,4-9)

Zed Anthony Smith  
3801 Canterbury Road, Unit 1009  
Baltimore, MD 21218  
443-790-3594

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

NOTICE IS GIVEN that the Superior Court of the District of Columbia, Washington, DC appointed Zed Anthony Smith, whose address is 3801 Canterbury Road, Unit 1009, Baltimore, MD 21218, as the Personal Representative of the Estate of Gregory Don Smith who died on May 24, 2020 domiciled in Washington D.C.

The Maryland resident agent for service of process is Zed Anthony Smith, whose address is 3801 Canterbury Road, Unit 1009, Baltimore, MD 21218.

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.

ZED ANTHONY SMITH  
Foreign Personal Representative

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

Estate No. 134678  
152463 (3-26,4-2,4-9)

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  
**THOMAS MICHAEL HOLLIS**

Notice is given that Michelle Simon, Esquire, whose address is 110 N Washington St, Ste 500, Rockville, MD 20850-2230, was on March 10, 2026 appointed Personal Representative of the estate of THOMAS MICHAEL HOLLIS who died on September 4, 2024 with a will.

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

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

- (1) Six months from the date of the decedent's death, 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. 134981  
152450 (3-26,4-2,4-9)

**LEGALS**

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

P.O. Box 1729  
Upper Marlboro, Maryland 20773

In The Estate Of:  
**KATHLEEN HELEN GIROUX**  
Estate No.: 138404

**NOTICE OF JUDICIAL PROBATE**

To all Persons Interested in the above estate:  
You are hereby notified that a petition has been filed by David M. Goldman 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 27, 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

152421 (3-26,4-2)

**LEGALS**

**COUNTY COUNCIL HEARINGS**

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

TUESDAY, APRIL 7, 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, April 7, 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 Resources Management:

Ms. Stephanie Bridgeforth

**COUNCIL BILLS:**

**CB-002-2026 (DR-3) AN ACT CONCERNING MISSING PERSONS WITHIN THE COUNTY-DACARA ROSE'S LAW** for the purpose of prohibiting any mandatory waiting period before taking a missing person report; requiring prompt acceptance of missing person reports; requiring public-facing notice that no waiting period is imposed; providing for implementation by written policy; and generally relating to missing person reports and law enforcement practices in Prince George's County.

**CB-005-2026 (DR-2) AN ACT CONCERNING INDIVIDUALS NOT ELIGIBLE FOR COUNTY EMPLOYMENT** for the purpose of prohibiting certain individuals employed by certain federal agencies from County employment; and generally relating to County personnel.

**CB-006-2026 (DR-3) AN EMERGENCY ACT CONCERNING IMMIGRATION ENFORCEMENT GUIDANCE** for the purpose of limiting access to certain areas for immigration enforcement, subject to certain conditions; requiring the County Executive to develop and publish certain guidance related to immigration enforcement action at County facilities; requiring the development of signage templates for private use; clarifying the meaning of "violent crime," and generally relating to County administration and immigration enforcement in the County.

*A public emergency exists affecting the public health, safety, and welfare; said emergency being the threat posed to the community by unlawful federal immigration enforcement activity and the potential for kidnapping and human trafficking activity due to the way federal agencies conduct immigration enforcement activity.*

**CB-007-2026 (DR-2) AN EMERGENCY ACT CONCERNING RESIDENT KIDNAPPING PROTECTION ACT** for the purpose of providing that County residents may call for Prince George's County Police Department verification of the identity and authority of persons engaging in immigration enforcement activity; making certain findings and defining certain terms; requiring a certain police response; requiring public outreach about this police service; and generally relating to police and immigration enforcement.

*A public emergency exists affecting the public health, safety, and welfare; said emergency being the threat posed to the community by unlawful federal immigration enforcement activity and the potential for kidnapping and human trafficking activity due to the way federal agencies conduct immigration enforcement activity.*

**CB-008-2026 (DR-2) AN EMERGENCY ACT CONCERNING PROHIBITION ON FACIAL COVERINGS FOR LAW ENFORCEMENT** for the purpose of prohibiting certain law enforcement officers from wearing face coverings that conceal or obscure the face while interacting with the public in the performance of official duties in Prince George's County; providing definitions and exceptions; providing penalties and enforcement; stating that a public emergency exists and declaring the nature of that emergency; and generally relating to transparency and public trust in law enforcement.

*A public emergency exists affecting the public health, safety, and welfare; said emergency being the threat posed to the community where certain law enforcement officers perform law enforcement functions during encounters with County residents wearing face coverings that conceal or obscure the face, and which serve to substantially erode the public trust.*

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: [online@pgccouncil.us](mailto:online@pgccouncil.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

152485 (3-26,4-2)

**LEGALS**



**CITY OF NEW CARROLLTON NOTICE OF PUBLIC HEARING**

**PROPOSED FY 2027 BUDGET**

The City Council of New Carrollton will hold a **Public Hearing** on the proposed **FY 2027 Budget** during the following City Council Workshop Meeting:

Date: Wednesday, April 15, 2026  
Time: 7:00 p.m.  
Location: Hybrid Meeting

- **In-Person:** New Carrollton Municipal Center, 6016 Princess Garden Parkway, Room 230, New Carrollton, MD 20784
- **Virtual:** Via Google Meet

Google Meet joining info  
<https://meet.google.com/hzx-tmse-pwk>  
Or dial: (US) +1 402-369-5335 PIN: 732 165 001#  
Closed captioning will be available on Google Meet for all viewers.

**Budget Availability:**

Copies of the proposed **FY 2027 Budget** are available for review at the New Carrollton Municipal Center, Monday–Friday, 8:30 a.m. – 5:00 p.m. **beginning Thursday, April 2, 2026.**

The budget will also be posted online at [www.newcarrolltonmd.gov](http://www.newcarrolltonmd.gov).

The public is encouraged to attend the Public Hearing and provide comments.

City Council of New Carrollton  
Attest: Kaitlyn Schisler, City Clerk

152569

(4-2)

**IT PAYS TO ADVERTISE**

*The Prince George's Post*

**CALL 301 627 0900**

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**GREGORY D HOLLIDAY**

Notice is given that Patricia L Holliday, whose address is 11803 Liliun Ln, Glenn Dale, MD 20769-9041, was on March 10, 2026 appointed Personal Representative of the estate of GREGORY D HOLLIDAY, 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 10th 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 10th 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.

**PATRICIA L HOLLIDAY**  
Personal Representative

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

Estate No. 140658  
152340 (3-19,3-26,4-2)

Edwin G. Fee, Jr., Esquire  
Whiteford, Taylor & Preston L.L.P.  
Towson Commons, Suite 300  
One West Pennsylvania Avenue  
Towson, Maryland 21204-5025  
410-832-2000

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**ANNE MACKALL SASSCER**

Notice is given that Rebecca Mackall Sasser Henderson, whose address is c/o Edwin G. Fee, Jr., Esquire, Whiteford, Taylor & Preston L.L.P. Towson Commons, Suite 300, One West Pennsylvania Avenue, Towson, MD 21204-5025, was on March 6, 2026 appointed Personal Representative of the estate of ANNE MACKALL SASSCER who died on November 16, 2025 with a will.

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

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

**REBECCA MACKALL SASSCER  
HENDERSON**  
Personal Representative

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

Estate No. 140703  
152320 (3-19,3-26,4-2)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**YVONNE FLOWERS-BROWN**

Notice is given that Brooke Brown, whose address is 2814 Gaither St, Temple Hills, MD 20748, was on March 6, 2026 appointed Personal Representative of the estate of YVONNE FLOWERS-BROWN, who died on December 15, 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 6th 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 6th 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.

**BROOKE BROWN**  
Personal Representative

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

Estate No. 139455  
152341 (3-19,3-26,4-2)

Mark D. Mudd, Esquire  
Mark D. Mudd, Esquire  
Mudd, Mudd, Fitzgerald, P.A.  
116 La Grange Avenue PO Box 310  
La Plata, MD 20646  
301-934-9541

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**DAVID W BEAN**

Notice is given that Alyssa R Thomas, whose address is 1545 Ridgewood Trail, St. Leonard, Maryland 20685, was on March 11, 2026 appointed Personal Representative of the estate of DAVID W BEAN who died on September 6, 2025 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 11th 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 11th 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.

**ALYSSA R. THOMAS**  
Personal Representative

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

Estate No. 139243  
152447 (3-26,4,2,4-9)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**ALPHONSO JOSEPH HARRISON JR.**

Notice is given that Vivian Long, whose address is 5457 Madison Way Apt 8, Hyattsville, MD 20784-1053, was on March 3, 2026 appointed Personal Representative of the estate of ALPHONSO JOSEPH HARRISON JR., who died on May 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 3rd 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 3rd 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.

**VIVIAN LONG**  
Personal Representative

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

Estate No. 140505  
152342 (3-19,3-26,4-2)

Mark W. Howes, Esquire  
(CPF#9112180071)  
2710 Summerview Way - Unit 201  
Annapolis, MD 21401-7759  
410-266-1041

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**LOIS EVELYN MCGOWAN**

Notice is given that Evelyn Mae Daniel, whose address is 9426 Washington Blvd., Lanham, MD 20706, was on March 12, 2026 appointed Personal Representative of the estate of LOIS EVELYN MCGOWAN who died on January 21, 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 12th 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 12th 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.

**EVELYN MAE DANIEL**  
Personal Representative

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

Estate No. 140738  
152441 (3-26,4,2,4-9)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**VIRGINIA W SHEFFIELD**

Notice is given that Edmond Kent Sheffield, whose address is 1104 61st Ave, Fairmount Heights, MD 20743-1415, was on March 24, 2026 appointed Personal Representative of the estate of VIRGINIA W SHEFFIELD who died on December 23, 2025 with a will.

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

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

**EDMOND KENT SHEFFIELD**  
Personal Representative

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

Estate No. 140366  
152534 (4-2,4-9,4-16)

Joseph A. Lynott, III  
Lynott, Lynott & Parsons, P.A.  
11 N. Washington Street, Suite 220  
Rockville, MD 20850  
301-424-5100

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**MARGARET C. SHAUGHNESSY**

Notice is given that Mary T Collins, whose address is 13825 Town Line Rd, Silver Spring, MD 20906-2111, was on March 12, 2026 appointed Personal Representative of the estate of MARGARET C. SHAUGHNESSY 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 of the personal representative shall file their objection with the Register of Wills on or before the 12th 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 12th 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.

**MARY T. COLLINS**  
Personal Representative

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

Estate No. 140523  
152442 (3-26,4,2,4-9)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**GLADYS HUDSON**

Notice is given that Garvie L Freeman, whose address is 71 Harmonia St, Buffalo, NY 14211-3231, was on March 23, 2026 appointed Personal Representative of the estate of GLADYS HUDSON 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 23rd 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 23rd 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.

**GARVIE L FREEMAN**  
Personal Representative

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

Estate No. 140700  
152536 (4-2,4-9,4-16)

Jane Sopher, Esq.  
PO Box 253  
Stevenson, MD 21153  
410-486-8910

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**BERLIN WILSON RULEMAN**

Notice is given that Katherine Reichard, whose address is 6002 41st Avenue, Hyattsville, Maryland 20782, was on March 11, 2026 appointed Personal Representative of the estate of BERLIN WILSON RULEMAN who died on August 3, 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 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 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 11th 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.

**KATHERINE REICHARD**  
Personal Representative

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

Estate No. 140216  
152446 (3-26,4,2,4-9)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**DAISY CROSLAND**

Notice is given that Lafayette Crosland, whose address is 5704 Shawnee Dr, Oxon Hill, MD 20745-1958, was on March 20, 2026 appointed Personal Representative of the estate of DAISY CROSLAND who died on January 31, 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 20th 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 20th 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.

**LAFAYETTE 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. 140568  
152537 (4-2,4-9,4-16)

Soutry D. Smith, Esquire  
Hassani, Focas & Fifer, P.A.  
1447 York Road, Galleria Towers  
Suite 800  
Lutherville, MD 21093  
410-339-7313

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**DEAN A. SCHIENBEIN**

Notice is given that Linda M. Quinn, c/o Hassani, Focas & Fifer, P.A. whose address is 1447 York Rd., Galleria Towers, Suite 800, Lutherville, MD 21093, was on March 13, 2026 appointed Personal Representative of the estate of DEAN A. SCHIENBEIN, who died on March 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 13th 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 13th 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.

**LINDA M. QUINN**  
Personal Representative

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

Estate No. 140401  
152459 (3-26,4,2,4-9)

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



**LEGALS**

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

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**SHARON EMMA SWEENEY**

Notice is given that Michelle LaScola-Wehner, whose address is 1134 Susquehanna Avenue, Middle River, MD 21220, was on May 5, 2025 appointed personal representative of the small estate of Sharon Emma Sweeney who died on October 13, 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 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.

MICHELLE LASCOLA-WEHNER  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 136276  
152491 (4-2)

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

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**DOUGLAS E. COMPTON, JR.**

Notice is given that Tracy A. Compton, whose address is 16100 McKendree Road, Brandywine, MD 20613, was on March 24, 2026 appointed personal representative of the small estate of Douglas E. Compton, Jr. who died on November 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 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.

TRACY A. COMPTON  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 140789  
152492 (4-2)

**LEGALS**

Robert M. Burke  
300 Charles Street, P.O. Box 2283  
La Plata, Maryland 20646  
240-349-2768

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**JONATHON R. HUNTER**

Notice is given that Alicia R. Heffentregger, whose address is 4210 Danville Road, Brandywine, Maryland 20613, was on March 24, 2026 appointed personal representative of the small estate of Jonathon R. Hunter, 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 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.

ALICIA R. HEFFENTREGGER  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 140904  
152496 (4-2)

Julian J. Moss, Esquire  
Parker Simon Law LLC  
401 N. Washington Street, Suite 445  
Rockville, MD 20850  
301-656-5775

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**JAMES CHERRY, JR.**

Notice is given that Michelle Simon, whose address is 401 N. Washington Street, #445, Rockville, Maryland 20850, was on March 18, 2026 appointed personal representative of the small estate of James Cherry, Jr., who died on April 7, 2020 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, 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.

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. 129672  
152497 (4-2)

**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.

Keith I. Hawkins, Personal Representative for the Estate of Geneva Butler

AND

Nathaniel L. Risch, Esq, Personal Representative for the Estate of Kevin L. Hawkins

1408 Opus Avenue  
Capitol Heights, MD 20743  
Defendants

**In the Circuit Court for Prince George's County, Maryland  
Case No. C-16-CV-25-006373**

Notice is hereby given this 20th day of March, 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 10th day of April, 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 20th day of April, 2026.

The Report of Sale states the amount of the foreclosure sale price to be \$274,000.00. The property sold herein is known as 1408 Opus 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  
152469 (3-26,4,2-4-9)

**LEGALS**

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

P.O. Box 1729  
Upper Marlboro, Maryland 20773

**In The Estate Of:  
CLAUD E. BOGAN  
AKA: CLAUD EDWARD BOGAN**  
Estate No.: 139365

**NOTICE OF JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Jean Fowler for judicial probate of the will dated December 13, 1988 and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **May 14, 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  
152424 (3-26,4-2)



**LEGALS**

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

P.O. Box 1729  
Upper Marlboro, Maryland 20773

**In The Estate Of:  
MARY POLLY DOUGLASS**  
Estate No.: 139294

**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 **June 11, 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  
152430 (3-26,4-2)

**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.

Agbeko Desmond Woyome  
AND  
Celestine Enyonam Woyome

14005 Gullivers Trail  
Bowie, MD 20720  
Defendants

**In the Circuit Court for Prince George's County, Maryland  
Case No. C-16-CV-25-003072**

Notice is hereby given this 11th day of March, 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 10th day of April, 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 10th day of April, 2026.

The Report of Sale states the amount of the foreclosure sale price to be \$364,000.00. The property sold herein is known as 14005 Gullivers Trail, Bowie, MD 20720.

MAHASIN EL AMIN  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
152346 (3-19,3-26,4-2)

**ORDER OF PUBLICATION BY POSTING**

**TARIQUE DESOUZA VS.**

**JAHTAISHA PIETERS AND JOHN DOE**

**In the Circuit Court for Prince George's County, Maryland  
Case Number: C-16-FM-25-006118**

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

That the Defendants, **JAHTAISHA PIETERS AND JOHN DOE**, are hereby notified that the Plaintiff, has filed an AMENDED COMPLAINT FOR CUSTODY naming him/her as the defendants and stating that the Defendant Pieter's last known address is: 9222 Rolling View Drive, Lanham, MD 20706 and Defendant Doe's last known address is: UNKNOWN, 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 19th day of April, 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 19th day of April, 2026; and it is further;

**ORDERED**, that that the Clerk of the Court 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 DEFENDANTS, **JAHTAISHA PIETERS AND JOHN DOE**, ARE HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE **19th 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  
152468 (3-26,4,2-4-9)

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

P.O. Box 1729  
Upper Marlboro, Maryland 20773

**In The Estate Of:  
ROSE B. BRAXTON**  
Estate No.: 131841

**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 **June 11, 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  
152431 (3-26,4-2)

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County Since 1932*

**LEGALS**

**ORDER OF PUBLICATION BY POSTING**

**PATRICK MILLS VS.**

**TERMAINE YARBOROUGH**

**In the Circuit Court for Prince George's County, Maryland  
Case Number: C-16-FM-25-009375**

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

That the Defendant, Termaine DeShawn Yarborough 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 (6)-Month Separation and stating that the Defendant's last known address is: 1100W Fisher Street Unit 9, Salisbury, NC, 28314-4025, 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 26th 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, **TERMAINE DESHAWN YARBOROUGH**, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE **26th 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  
152557 (4-2,4-9,4-16)

**LEGALS**

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

P.O. Box 1729  
Upper Marlboro, Maryland 20773

**In The Estate Of:  
SAMUEL BAYOGAR WOODS**  
Estate No.: 137230

**NOTICE OF JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Randi Bocanegra 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 21, 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  
152422 (3-26,4-2)

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

P.O. Box 1729  
Upper Marlboro, Maryland 20773

**In The Estate Of:  
LEO HILL**  
Estate No.: 137119

**NOTICE OF JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Kevin D. McCarthy 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 27, 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  
152420 (3-26,4-2)

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

P.O. Box 1729  
Upper Marlboro, Maryland 20773

**In The Estate Of:  
SAMUEL BAYOGAR WOODS**  
Estate No.: 137230

**NOTICE OF JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Roselyn Woods 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 21, 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  
152423 (3-26,4-2)

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

P.O. Box 1729  
Upper Marlboro, Maryland 20773

**In The Estate Of:  
JAMES EDWARD JONES**  
Estate No.: 138699

**NOTICE OF JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Robert Jones 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 27, 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  
152426 (3-26,4-2)

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

P.O. Box 1729  
Upper Marlboro, Maryland 20773

**In The Estate Of:  
JAMES EDWARD JONES**  
Estate No.: 138699

**NOTICE OF JUDICIAL PROBATE**

To all Persons Interested in the above estate:

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

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**ALLEN LORD**  
AKA: ALLEN DAVIS LORD

Notice is given that Jacinto A Lord, whose address is 1710 Belvue Dr, Forest Hill, MD 21050-2509, was on March 12, 2026 appointed Personal Representative of the estate of ALLEN LORD who died on February 25, 2025 with a will.

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

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

JACINTO A LORD  
Personal Representative

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

Estate No. 138420  
152443 (3-26,4-2,4-9)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**BARBARA JEANNE FALLS**

Notice is given that Rebecca A Falls, whose address is 1912 York Dr, Woodbridge, VA 22191-2431, was on March 12, 2026 appointed Personal Representative of the estate of BARBARA JEANNE FALLS who died on February 4, 2026 with a will.

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

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

REBECCA A FALLS  
Personal Representative

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

Estate No. 140639  
152444 (3-26,4-2,4-9)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**GEORGE MAXIME CHOQUETTE JR**

Notice is given that Stephen M. Choquette, whose address is 1708 Falls River Ave, Raleigh, NC 27614-7724, was on March 12, 2026 appointed Personal Representative of the estate of GEORGE MAXIME CHOQUETTE JR who died on November 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 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 12th 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.

STEPHEN M. CHOQUETTE  
Personal Representative

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

Estate No. 140195  
152445 (3-26,4-2,4-9)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**PEARL OSBORNE WHETZEL**

Notice is given that Kayla W Trotter, whose address is 10704 Wynfield Ct, Glenn Dale, MD 20769-2118, was on March 17, 2026 appointed Personal Representative of the estate of PEARL OSBORNE WHETZEL, who died on April 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 17th 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 17th 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.

KAYLA W TROTTER  
Personal Representative

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

Estate No. 137651  
152451 (3-26,4-2,4-9)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**TONYA M PARTMAN**

Notice is given that Sharon Littles, whose address is 10600 Vista Grande Dr, Bowie, MD 20721, was on March 17, 2026 appointed Personal Representative of the estate of TONYA M PARTMAN, who died on January 26, 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 17th 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 17th 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.

SHARON LITTLES  
Personal Representative

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

Estate No. 140800  
152452 (3-26,4-2,4-9)

Order in some newspaper having general circulation in Prince George's County, Maryland once a week for three (3) consecutive weeks, on or before the 17th day of April, 2026, warning all persons having or claiming to have any interest in the property described above appear in this Court by the 27th day of May, 2026, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
152561 (4-2,4-9,4-16)

*Serving  
Prince George's  
County Since 1932*

**LEGALS**

**ORDER OF PUBLICATION**

Zero Dot, LLC  
c/o Eskin Law, LLC  
1700 Reisterstown Road, Suite 212  
Pikesville, MD 21208

Plaintiff,

v.

AVA OSHIDARI

Prince George's County

Office of Finance of Prince George's  
County

State of Maryland  
Office of the Attorney General

MERS, INC., AS NOMINEE FOR  
COUNTRY HOME LOANS, INC.

ALVIN E. FRIEDMAN

KENNETH J. MacFadyen

James J. Loftus

Daniel Menchel

All unknown owners of the property (1106 CASTLEHAVEN CT CAPITOL HEIGHTS 20743 being known as District - 18 Account Identifier - 2025369 with a legal description of 1,500.0000 Sq.Ft. & Imps. London Woods Lot 14-4 Assmt \$243,900 Lib 48626 FI 079 and assessed to Oshidari Ava. 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-26-001401**

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 1106 CASTLEHAVEN CT CAPITOL HEIGHTS 20743 being known as District - 18 Account Identifier - 2025369 with a legal description of 1,500.0000 Sq.Ft. & Imps. London Woods Lot 14-4 Assmt \$243,900 Lib 48626 FI 079 and assessed to Oshidari Ava. on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George's County, State of Maryland to Zero Dot, 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: 1106 CASTLEHAVEN CT CAPITOL HEIGHTS 20743 being known as District - 18 Account Identifier - 2025369 with a legal description of 1,500.0000 Sq.Ft. & Imps. London Woods Lot 14-4 Assmt \$243,900 Lib 48626 FI 079 and assessed to Oshidari Ava. 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 16th 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 some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 19th day of May, 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.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than nine (9) months and a day from the date of sale has expired.

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

ORDERED, that notice be given by the insertion of a copy of this

MAHASIN EL AMIN  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
True Copy—Test:  
Mahasin El Amin, Clerk  
152384 (3-26,4-2,4-9)

**LEGALS**

David N. Mabrey, Esq  
8611 Ft Smallwood Rd. Suite C  
Pasadena, MD 21122  
443-702-7708

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**MICHAEL A. MOLTZ III**  
AKA: MICHAEL MOLTZ

Notice is given that Shawn Kelly Valltos, whose address is 4700 Somerset Rd, Riverdale, MD 20737, was on March 4, 2026 appointed Personal Representative of the estate of MICHAEL A. MOLTZ III AKA: MICHAEL MOLTZ who died on September 13, 2025 with a will.

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

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

SHAWN KELLY VALLTOS  
Personal Representative

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

Estate No. 140214  
152448 (3-26,4-2,4-9)

I William Chase  
1190 West Northern Parkway  
Suite 124  
Baltimore, MD 21210  
410-433-4100

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**WILLIE MAE THOMAS**

Notice is given that Joshua E Zuckerberg, whose address is 1190 W Northern Pkwy, Baltimore, MD 21210-1431, was on February 18, 2026 appointed Personal Representative of the estate of WILLIE MAE THOMAS, who died on July 2, 2001 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.

JOSHUA E ZUCKERBERG  
Personal Representative

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

Estate No. 138263  
152461 (3-26,4-2,4-9)

Robert B. Owings, Esq.  
2012 Gracie Drive  
Finksburg, MD 21048  
443-977-8640

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**DIANE JOHNSON**

Notice is given that Keith Johnson, whose address is 10609 Land Tree Drive, Upper Marlboro, MD 20772, was on March 19, 2026 appointed Personal Representative of the estate of DIANE JOHNSON who died on June 6, 2025 with a will.

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

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

KEITH 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. 140410  
152540 (4-2,4-9,4-16)

**LEGALS**

Steven M. Heint  
200 Westgate Circle, Suite 500  
Annapolis, MD 21401  
410-260-6593

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**TYZCER L. HENSON**

Notice is given that Adrienne Henson, whose address is 14475 Governor's Grove, Upper Marlboro, MD 20772, was on March 16, 2026 appointed Personal Representative of the estate of TYZCER L. HENSON who died on November 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 16th 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 16th 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.

ADRIENNE HENSON  
Personal Representative

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

Estate No. 140710  
152542 (4-2,4-9,4-16)

**LEGALS**

**ORDER OF PUBLICATION**

OPPIDAN INVESTMENTS, LLC  
c/o: Berman Legal Services  
201 International Circle, Suite 190  
Hunt Valley, Maryland 21030

Plaintiff,

vs.

Beverly A. Poston  
4615 Red Hawk Terrace, Unit 4615  
Bladensburg, Maryland 20710

AND

The Estate of Beverly A. Poston  
4615 Red Hawk Terrace, Unit 4615  
Bladensburg, Maryland 20710

AND

Hamlet Woods Condominium, Inc.  
Serve: Forrest Baggerly  
2A Industrial Park Drive  
Waldorf, Maryland 20602

AND

Prince George's County, Maryland  
Serve: Anthony D. Jones, County  
Attorney  
1301 McCormick Drive, Suite 4100  
Largo, Maryland 20774

AND

State of Maryland  
Serve: Anthony G. Brown, Attorney  
General  
Office of the Attorney General  
200 Saint Paul Place  
Baltimore, Maryland 21202

AND

All unknown owners of the Property described below, their heirs, devisees, personal representatives, and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title or interest, and any and all persons having or claiming to have any leasehold or any other interest in the Property and premises situate, described as:  
Account No: 02-2937829  
known as: 4615 Red Hawk Ter, Unit 4615  
Address of



**LEGALS**

**ORDER OF PUBLICATION**

Zero Dot, LLC  
c/o Eskin Law, LLC  
1700 Reisterstown Road, Suite 212  
Pikesville, MD 21208  
Plaintiff,  
v.

THOMAS SYLVESTER WILLIAMS, AND THE TESTATE AND INTES- TATE SUCCESSORS OF THOMAS SYLVESTER WILLIAMS, BE- LIEVED TO BE DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE IN- DIVIDUAL BELIEVED TO BE CEASED

Prince George's County  
Office of Finance of Prince George's County

State of Maryland  
Office of the Attorney General

ADELIA H. WILLIAMS, AND THE TESTATE AND INTES- TATE SUC- CESSORS OF ADELIA H. WILLIAMS, BELIEVED TO BE DE- CEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE IN- DIVIDUAL BELIEVED TO BE DECEASED

All unknown owners of the prop- erty (6006 RIGGS RD HY- ATTSVILLE 20783 being known as District - 17 Account Identifier - 1980432 with a legal description of RESUB on the Tax Roll of the Direc- tor of Finance), the unknown owner's heirs, devisees, and per- sonal representatives and their or any of their heirs, devisees, exec- utors, administrators, grantees, as- signs or successors in right, title and interest and any and all persons having or claiming to have any in- terest in the property.

Defendants

**In the Circuit Court for Prince George's County**

Case No.: C-16-CV-26-001362

The object of this proceeding is to secure foreclosure of all rights of re- demption from tax sale on the prop- erty known as 6006 RIGGS RD HYATTSVILLE 20783 being known as District - 17 Account Identifier - 1980432 with a legal description of RESUB on the Tax Roll of the Direc- tor of Finance sold by the Finance Officer of Prince George's County, State of Maryland to Zero Dot, LLC, the Plaintiff.

A description of the property in substantially the same form as the description appearing on the Cer- tificate of Tax Sale is as follows: 6006 RIGGS RD HYATTSVILLE 20783 being known as District - 17 Ac- count Identifier - 1980432 with a legal description of RESUB 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 10th day of March, 2026, by the Circuit Court for Prince George's County, OR- DERED, 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 con- secutive weeks, warning all persons interested in the property to appear before this Court by the 12th day of May, 2026, and redeem the property and answer the Complaint or there- after a final judgment will be entered foreclosing all rights of redemption in the property, and vesting title to the property in Plain- tiff, free of all liens and encum- brances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
152299 (3-19,3-26,4-2)

**ORDER OF PUBLICATION**

Custom 25, LLC  
c/o Eskin Law, LLC  
1700 Reisterstown Road, Suite 212  
Pikesville, MD 21208  
Plaintiff,  
v.

RAYMOND HOUSE  
Prince George's County  
Office of Finance of Prince George's County

State of Maryland  
Office of the Attorney General

LEGACY MORTGAGE ASSET TRUST 2021-SLC

ROSITA HOUSE  
MARK DIXON  
TIMOTHY BUTT

All unknown owners of the prop- erty (3010 SAVOY LN BOWIE 20715 being known as District - 07 Ac- count Identifier - 0686857 with a legal description of 9,914.0000 Sq.Ft. & Imps. Somerset At Belair Lot 3 Blk 16 Assmt \$410,333 Lib 03985 Fl 586 and assessed to House Raymond & Rosita. on the Tax Roll of the Direc- tor of Finance), the unknown owner's heirs, devisees, and per- sonal representatives and their or any of their heirs, devisees, exec- utors, administrators, grantees, as- signs or successors in right, title and interest and any and all persons having or claiming to have any in- terest in the property.

Defendants

**In the Circuit Court for Prince George's County**

Case No.: C-16-CV-26-001363

The object of this proceeding is to secure foreclosure of all rights of re- demption from tax sale on the prop- erty known as 3010 SAVOY LN BOWIE 20715 being known as Dis- trict - 07 Account Identifier - 0686857 with a legal description of 9,914.0000 Sq.Ft. & Imps. Somerset At Belair Lot 3 Blk 16 Assmt \$410,333 Lib 03985 Fl 586 and assessed to House Raymond & Rosita. on the Tax Roll of the Di- rector of Finance sold by the Finance Officer of Prince George's County, State of Maryland to Custom 25, LLC, the Plaintiff.

A description of the property in substantially the same form as the description appearing on the Certi- ficate of Tax Sale is as follows: 3010 SAVOY LN BOWIE 20715 being known as District - 07 Account Ident- ifier - 0686857 with a legal descrip- tion of 9,914.0000 Sq.Ft. & Imps. Somerset At Belair Lot 3 Blk 16 Assmt \$410,333 Lib 03985 Fl 586 and assessed to House Raymond & Rosita. on the Tax Roll of the Direc- tor of Finance.

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

It is thereupon this 10th 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 some newspaper having a general circula- tion in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 12th day of May, 2026, and re- deem the property and answer the Complaint or thereafter a final judg- ment will be entered foreclosing all rights of redemption in the property, and vesting title to the property in Plaintiff, free of all liens and encum- brances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
152300 (3-19,3-26,4-2)

**LEGALS**

**ORDER OF PUBLICATION**

Custom 25, LLC  
c/o Eskin Law, LLC  
1700 Reisterstown Road, Suite 212  
Pikesville, MD 21208  
Plaintiff,  
v.

FELICE HILL, TRUSTEE, OF THE KHARI JAREL GIBSON IRREVO- CABLE SUPPLEMENTAL NEEDS TRUST

Prince George's County  
Office of Finance of Prince George's County

State of Maryland  
Office of the Attorney General

ROBERT GIBSON, TRUSTEE, OF THE KHARI JAREL GIBSON IR- REVOCABLE SUPPLEMENTAL NEEDS TRUST

All unknown owners of the prop- erty (3306 ALMADEN CT BOWIE 20716 being known as District - 07 Account Identifier - 0769125 with a legal description of 10,543.0000 Sq.Ft. & Imps. Mitchellville East Lot 6 Blk Q Assmt \$483,767 Lib 22064 Fl 026 and assessed to Gibson Khari J Irr Supp Needs Tr. on the Tax Roll of the Director of Finance), the un- known owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, ex- ecutors, administrators, grantees, assigns or successors in right, title and interest and any and all persons having or claiming to have any in- terest in the property.

Defendants

**In the Circuit Court for Prince George's County**

Case No.: C-16-CV-26-001361

The object of this proceeding is to secure foreclosure of all rights of re- demption from tax sale on the prop- erty known as 3306 ALMADEN CT BOWIE 20716 being known as Dis- trict - 07 Account Identifier - 0769125 with a legal description of 10,543.0000 Sq.Ft. & Imps. Mitchel- lville East Lot 6 Blk Q Assmt \$483,767 Lib 22064 Fl 026 and as- sessed to Gibson Khari J Irr Supp Needs Tr. on the Tax Roll of the Di- rector of Finance sold by the Finance Officer of Prince George's County, State of Maryland to Custom 25, LLC, the Plaintiff.

A description of the property in substantially the same form as the description appearing on the Cer- tificate of Tax Sale is as follows: 3306 ALMADEN CT BOWIE 20716 being known as District - 07 Account Ident- ifier - 0769125 with a legal descrip- tion of 10,543.0000 Sq.Ft. & Imps. Mitchellville East Lot 6 Blk Q Assmt \$483,767 Lib 22064 Fl 026 and as- sessed to Gibson Khari J Irr Supp Needs Tr. on the Tax Roll of the Di- rector of Finance.

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

It is thereupon this 10th day of March, 2026, by the Circuit Court for Prince George's County, OR- DERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's

**LEGALS**

**NOTICE**

Laura H.G. O'Sullivan, et al.,  
Substitute Trustees  
Plaintiffs  
vs.  
Francisco Chavarria  
Defendant

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

**CIVIL NO. CAEF20-05591**

ORDERED, ON THIS 13th day of March, 2026 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop- erty at 1 Dell Place, Laurel, Mary- land 20707 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substi- tute Trustees, be ratified and con- firmed, unless cause to the contrary thereof be shown on or before the 13th day of April, 2026 next, pro- vided a copy of this notice be in- serted in some newspaper published in said County once in each of three successive weeks be- fore the 13th day of April, 2026, next.

The report states the amount of sale to be \$219,000.00.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
152358 (3-19,3-26,4-2)

**LEGALS**

**ORDER OF PUBLICATION BY POSTING**

ZELDA FOLK-SMITH

VS

EDWARD M. SMITH

**In the Circuit Court for Prince George's County, Maryland**  
Case Number: CAD95-14254

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

That the Defendant, Edward Mar- tin Smith, is hereby notified that the Plaintiff, has filed a Motion to Mod- ify Judgment of Absolute Divorce naming him/her as the defendant and stating that the Defendant's last known addresses are: 35 Pine Knoll, Shepherdstown, WV 25443 and Route 1, Box 117, Shepherdstown, WV 25443, 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 12th day of April, 2026; and it is further;

ORDERED, that the plaintiff shall mail, by **certified mail and regular mail** (first class mail), to the defen- dant's last known addresses, a copy of the signed order of Publication, the Motion to Modify Judgment of Absolute Divorce, and Summons at least thirty days prior to the re- sponse date in said order, and it is further;

ORDERED, THAT THE DEFEN- DANT, EDWARD MARTIN SMITH, IS HEREBY WARNED THAT FAILURE TO FILE AN AN- SWER OR OTHER DEFENSE ON OR BEFORE THE 12th 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  
152355 (3-19,3-26,4-2)

**NOTICE**

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

Pamela Ossie Humphrey, Personal Representative for the Estate of Berlinda Menefee-Hughes 10307 Buena Vista Avenue Lanham, MD 20706  
Defendant

**In the Circuit Court for Prince George's County, Maryland**  
Case No. C-16-CV-25-007188

Notice is hereby given this 13th day of March, 2026, by the Circuit Court for Prince George's County, that the sale of the property men- tioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the con- trary thereof be shown on or before the 13th day of April, 2026, pro- vided a copy of this notice be pub- lished in a newspaper of general circulation in Prince George's County, once in each of three succes- sive weeks before the 13th day of April, 2026.

The Report of Sale states the amount of the foreclosure sale price to be \$317,000.00. The property sold herein is known as 10307 Buena Vista Avenue, Lanham, MD 20706.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
152359 (3-19,3-26,4-2)

**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**

12437 SURREY CIRCLE DRIVE  
FORT WASHINGTON, MD 20744

By authority contained in a Deed of Trust dated February 8, 2007 and recorded in Liber 27304, Folio 440, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$560,000.00, and an interest rate of 3.875%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Cir- cuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse com- plex--If courthouse is closed due to inclement weather or other emer- gency, sale shall occur at time previously scheduled, on next day that court sits], on

APRIL 7, 2026 AT 11:30AM

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

Terms of Sale: The property will be sold "as is" subject to any condi- tions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$33,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settle- ment 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 other- wise divested by ratification of the sale are payable by purchaser with- out 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 pur- chaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

Richard E. Solomon, et al.,  
Substitute Trustees

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

152368

(3-19,3-26,4-2)

**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**

8117 RIGGS ROAD  
HYATTSVILLE, MD 20783

By authority contained in a Deed of Trust dated July 14, 2014 and recorded in Liber 36190, Folio 581, modified by Loan Modification Agreement recorded on August 22, 2024, at Liber No. 50079, Folio 512, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$230,743.00, and an interest rate of 2.750%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to in- clement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

APRIL 7, 2026 AT 11:30AM

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

Terms of Sale: The property will be sold "as is" subject to any condi- tions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$30,000.00 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 settle- ment 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 other- wise divested by ratification of the sale are payable by purchaser with- out 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 pur- chaser. 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

152367

(3-19,3-26,4-2)

*Serving  
Prince George's  
County Since 1932*

**LEGALS**

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

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

10804 ASHFIELD ROAD  
ADELPHI, MD 20783

By authority contained in a Deed of Trust dated September 8, 2006 and recorded in Liber 26730, Folio 414, modified by Loan Modification Agreement recorded on May 24, 2021, at Liber No. 45566, Folio 371, and further modified by Loan Modification Agreement recorded on Decem- ber 7, 2023, at Liber No. 49345, Folio 181, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$290,000.00, and an interest rate of 6.625%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Cir- cuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse com- plex--If courthouse is closed due to inclement weather or other emer- gency, sale shall occur at time previously scheduled, on next day that court sits], on

APRIL 7, 2026 AT 11:30AM

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

Terms of Sale: The property will be sold "as is" subject to any condi- tions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$27,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settle- ment 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 other- wise divested by ratification of the sale are payable by purchaser with- out 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 pur- chaser. 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

152366

(3-19,3-26,4-2)

**LEGALS**

**ORDER OF PUBLICATION**

Zero Dot, LLC  
c/o Eskin Law, LLC  
1700 Reisterstown Road, Suite 212  
Pikesville, MD 21208

Plaintiff,

v.

THE ESTATE OF FRANKIE M. RAMSEUR

Prince George's County

Office of Finance of Prince George's County

State of Maryland  
Office of the Attorney General

TANYA L. RAMSEUR

All unknown owners of the property (17202 HARMON PL UPPER MARLBORO 20772 being known as District - 03 Account Identifier - 0208793 with a legal description of 12,304.0000 Sq.Ft. & Imps. Marlboro Meadows Lot 39 Blk 42 Assmt \$362,800 Lib 07845 Fl 468 and assessed to Ramseur Frankie M & Tanya 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-26-001376

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 17202 HARMON PL UPPER MARLBORO 20772 being known as District - 03 Account Identifier - 0208793 with a legal description of 12,304.0000 Sq.Ft. & Imps. Marlboro Meadows Lot 39 Blk 42 Assmt \$362,800 Lib 07845 Fl 468 and assessed to Ramseur Frankie M & Tanya L. on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George's County, State of Maryland to Zero Dot, 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: 17202 HARMON PL UPPER MARLBORO 20772 being known as District - 03 Account Identifier - 0208793 with a legal description of 12,304.0000 Sq.Ft. & Imps. Marlboro Meadows Lot 39 Blk 42 Assmt \$362,800 Lib 07845 Fl 468 and assessed to Ramseur Frankie M & Tanya 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 16th 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 some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 19th day of May, 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, Maryland

True Copy—Test:  
Mahasin El Amin, Clerk  
152372 (3-26,4-2,4-9)

**LEGALS**

**ORDER OF PUBLICATION**

Custom 25, LLC  
c/o Eskin Law, LLC  
1700 Reisterstown Road, Suite 212  
Pikesville, MD 21208

Plaintiff,

v.

WANDA COOLEY

Prince George's County

Office of Finance of Prince George's County

State of Maryland  
Office of the Attorney General

MERS, INC., AS NOMINEE FOR GMAC MORTGAGE, LLC

LISA CAVACINI

MARY SPENCER

All unknown owners of the property (5430 85TH AVE UNIT: 202 HYATTSVILLE 20784 being known as District - 20 Account Identifier - 2240703 with a legal description of UNIT 5430-202 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-26-001379

The object of this proceeding is to

secure foreclosure of all rights of redemption from tax sale on the property known as 5430 85TH AVE UNIT: 202 HYATTSVILLE 20784 being known as District - 20 Account Identifier - 2240703 with a legal description of UNIT 5430-202 on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George's County, State of Maryland to Custom 25, 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: 5430 85TH AVE UNIT: 202 HYATTSVILLE 20784 being known as District - 20 Account Identifier - 2240703 with a legal description of UNIT 5430-202 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 16th 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 some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 19th day of May, 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, Maryland

True Copy—Test:  
Mahasin El Amin, Clerk  
152373 (3-26,4-2,4-9)

**ORDER OF PUBLICATION**

Custom 25, LLC  
c/o Eskin Law, LLC  
1700 Reisterstown Road, Suite 212  
Pikesville, MD 21208

Plaintiff,

v.

EARL J. KNOWLES, TRUSTEE OF THE EARL J. KNOWLES LIVING TRUST

Prince George's County

Office of Finance of Prince George's County

State of Maryland  
Office of the Attorney General

All unknown owners of the property (2709 KEYSTONE LN BOWIE 20715 being known as District - 07 Account Identifier - 0664193 with a legal description of 9,698.0000 Sq.Ft. & Imps. Kenilworth At Bela Lot 5 Blk 93 Assmt \$355,900 Lib 13406 Fl 116 and assessed to Knowles Earl J Trustee 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-26-001388

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 2709 KEYSTONE LN BOWIE 20715 being known as District - 07 Account Identifier - 0664193 with a legal description of 9,698.0000 Sq.Ft. & Imps. Kenilworth At Bela Lot 5 Blk 93 Assmt \$355,900 Lib 13406 Fl 116 and assessed to Knowles Earl J Trustee on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George's County, State of Maryland to Custom 25, 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: 2709 KEYSTONE LN BOWIE 20715 being known as District - 07 Account Identifier - 0664193 with a legal description of 9,698.0000 Sq.Ft. & Imps. Kenilworth At Bela Lot 5 Blk 93 Assmt \$355,900 Lib 13406 Fl 116 and assessed to Knowles Earl J Trustee 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 16th 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 some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 19th day of May, 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, Maryland

True Copy—Test:  
Mahasin El Amin, Clerk  
152374 (3-26,4-2,4-9)

**LEGALS**

**ORDER OF PUBLICATION**

Zero Dot, LLC  
c/o Eskin Law, LLC  
1700 Reisterstown Road, Suite 212  
Pikesville, MD 21208

Plaintiff,

v.

PHILIP J. MCSTOWE

Prince George's County

Office of Finance of Prince George's County

State of Maryland  
Office of the Attorney General

LINDA M. MCSTOWE

All unknown owners of the property (9210 3RD ST LANHAM 20706 being known as District - 20 Account Identifier - 2257152 with a legal description of 7,500.0000 Sq.Ft. & Imps. Hynesboro Park Lot 14 Blk 5 Assmt \$348,567 Lib 05512 Fl 498 and assessed to Mcstowe Philip J & Linda M. 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-26-001393

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 9210 3RD ST LANHAM 20706 being known as District - 20 Account Identifier - 2257152 with a legal description of 7,500.0000 Sq.Ft. & Imps. Hynesboro Park Lot 14 Blk 5 Assmt \$348,567 Lib 05512 Fl 498 and assessed to Mcstowe Philip J & Linda M. on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George's County, State of Maryland to Zero Dot, 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: 9210 3RD ST LANHAM 20706 being known as District - 20 Account Identifier - 2257152 with a legal description of 7,500.0000 Sq.Ft. & Imps. Hynesboro Park Lot 14 Blk 5 Assmt \$348,567 Lib 05512 Fl 498 and assessed to Mcstowe Philip J & Linda M. 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 16th 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 some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 19th day of May, 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, Maryland

True Copy—Test:  
Mahasin El Amin, Clerk  
152377 (3-26,4-2,4-9)

**ORDER OF PUBLICATION**

Zero Dot, LLC  
c/o Eskin Law, LLC  
1700 Reisterstown Road, Suite 212  
Pikesville, MD 21208

Plaintiff,

v.

CARLTON PERCY MCKENZIE AND THE TESTATE AND INTES-TATE SUCCESSORS OF CARLTON PERCY MCKENZIE, BELIEVED TO BE DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE INDIVIDUAL BELIEVED TO BE DECEASED

Prince George's County

Office of Finance of Prince George's County

State of Maryland  
Office of the Attorney General

KATHERINE M. MCKENZIE

All unknown owners of the property (4504 SPRUCEWOOD CT TEMPLE HILLS 20748 being known as District - 12 Account Identifier - 1290220 with a legal description of 10,103.0000 Sq.Ft. & Imps. Woods Lot 11 Blk G Assmt \$349,900 Lib 04056 Fl 370 and assessed to Mckenzie Carlton P & Katherine M. 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-26-001390

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 4504 SPRUCEWOOD CT TEMPLE HILLS 20748 being known as District - 12 Account Identifier - 1290220 with a legal description of 10,103.0000 Sq.Ft. & Imps. Woods Lot 11 Blk G Assmt \$349,900 Lib 04056 Fl 370 and assessed to Mckenzie Carlton P & Katherine M. on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George's County, State of Maryland to Zero Dot, 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: 4504 SPRUCEWOOD CT TEMPLE HILLS 20748 being known as District - 12 Account Identifier - 1290220 with a legal description of 10,103.0000 Sq.Ft. & Imps. Woods Lot 11 Blk G Assmt \$349,900 Lib 04056 Fl 370 and assessed to Mckenzie Carlton P & Katherine M. 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 16th 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 some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 19th day of May, 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, Maryland

True Copy—Test:  
Mahasin El Amin, Clerk  
152375 (3-26,4-2,4-9)

**LEGALS**

**ORDER OF PUBLICATION**

Custom 25, LLC  
c/o Eskin Law, LLC  
1700 Reisterstown Road, Suite 212  
Pikesville, MD 21208

Plaintiff,

v.

DONALD EDWIN KENNEDY AND THE TESTATE AND INTES-TATE SUCCESSORS OF DONALD EDWIN KENNEDY, BELIEVED TO BE DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE INDIVIDUAL BELIEVED TO BE DECEASED

Prince George's County

Office of Finance of Prince George's County

State of Maryland  
Office of the Attorney General

CHRISTINE B. KENNEDY

All unknown owners of the property (9901 QUIET GLEN CT UPPER MARLBORO 20774 being known as District - 13 Account Identifier - 1379239 with a legal description of 20,505.0000 Sq.Ft. & Imps. Quiet Glen Lot 1 Blk A Assmt \$347,400 Lib 05410 Fl 832 and assessed to Kennedy Christine 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-26-001392

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 9901 QUIET GLEN CT UPPER MARLBORO 20774 being known as District - 13 Account Identifier - 1379239 with a legal description of 20,505.0000 Sq.Ft. & Imps. Quiet Glen Lot 1 Blk A Assmt \$347,400 Lib 05410 Fl 832 and assessed to Kennedy Christine B. on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George's County, State of Maryland to Custom 25, 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: 9901 QUIET GLEN CT UPPER MARLBORO 20774 being known as District - 13 Account Identifier - 1379239 with a legal description of 20,505.0000 Sq.Ft. & Imps. Quiet Glen Lot 1 Blk A Assmt \$347,400 Lib 05410 Fl 832 and assessed to Kennedy Christine 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 16th 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 some newspaper having a general

**LEGALS**

circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 19th day of May, 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, Maryland

True Copy—Test:  
Mahasin El Amin, Clerk  
152376 (3-26,4-2,4-9)

**LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF KIM IVY MCDONALD

Notice is given that Katrina McDonald, whose address is 2714 Overdale Pl, District Heights, MD 20747-3615, was on March 17, 2026 appointed Personal Representative of the estate of KIM IVY MCDONALD, who died on February 2, 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 17th 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 17th 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.

KATRINA MCDONALD  
Personal Representative

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

Estate No. 140790  
152453 (3-26,4-2,4-9)

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

P.O. Box 1729  
Upper Marlboro, Maryland 20773

**In The Estate Of: LORENZO O. MILLER**  
Estate No.: 139032

**NOTICE OF JUDICIAL PROBATE**

To all Persons Interested in the above estate:

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

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

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

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

152505 (4-2,4-9)

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

P.O. Box 1729  
Upper Marlboro, Maryland 20773

**In The Estate Of: YUN LIN NIE**  
Estate No.: 139962

**NOTICE OF JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Joshua E. Zuckerman 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 **June 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

152506 (4-2,4-9)

**ORDER OF PUBLICATION**

Zero Dot, LLC  
c/o Eskin Law, LLC  
1700 Reisterstown Road, Suite 212  
Pikesville, MD 21208

Plaintiff,

v.

HARRY L. PICKETT

Prince George's County

Office of Finance of Prince George's County

State of Maryland  
Office of the Attorney General

All unknown owners of the property (121 PANORAMA DR OXON HILL 20745 being known as District - 12 Account Identifier - 1236413 with a legal description of 37,685.0000 Sq.Ft. & Imps. Potomac Vista Lot 9 Blk E Assmt \$313,900 Lib 08327 Fl 305 and assessed to Pickett Harry 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.

**LEGALS**

**ORDER OF PUBLICATION**

Custom 25, LLC  
c/o Eskin Law, LLC  
1700 Reisterstown Road, Suite 212  
Pikesville, MD 21208

Plaintiff,

v.

LEVI E. GOMEZ

Prince George's County

Office of Finance of Prince George's County

State of Maryland  
Office of the Attorney General

ARCP E 1, LLC

JOHN BURSON

All unknown owners of the property (2904 WHITE PINE CT TEMPLE HILLS 20748 being known as District - 12 Account Identifier - 1300029 with a legal description of 11,985.0000 Sq.Ft. & Imps. Hidden Pines Lot 44 Assmt \$339,200 Lib 47188 Fl 573 and assessed to Gomez Levi Gomez, 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-26-001394**

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 2904 WHITE PINE CT TEMPLE HILLS 20748 being known as District - 12 Account Identifier - 1300029 with a legal description of 11,985.0000 Sq.Ft. & Imps. Hidden Pines Lot 44 Assmt \$339,200 Lib 47188 Fl 573 and assessed to Gomez Levi Gomez, on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George's County, State of Maryland to Custom 25, 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: 2904 WHITE PINE CT TEMPLE HILLS 20748 being known as District - 12 Account Identifier - 1300029 with a legal description of 11,985.0000 Sq.Ft. & Imps. Hidden Pines Lot 44 Assmt \$339,200 Lib 47188 Fl 573 and assessed to Gomez Levi Gomez, 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 16th 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 some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 19th day of May, 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, Maryland

True Copy—Test:  
Mahasin El Amin, Clerk  
152378 (3-26,4-2,4-9)

**LEGALS**

**ORDER OF PUBLICATION**

Custom 25, LLC  
c/o Eskin Law, LLC  
1700 Reisterstown Road, Suite 212  
Pikesville, MD 21208

Plaintiff,

v.

PAUL S. CHAPMAN

Prince George's County

Office of Finance of Prince George's County

State of Maryland  
Office of the Attorney General

DCRS HOLDINGS, INC.

HATTIE V. CHAPMAN

DAVID BULL

THE TESTATE AND INTESTATE SUCCESSORS OF PAUL S. CHAPMAN, BELIEVED TO BE DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE INDIVIDUAL BELIEVED TO BE DECEASED

All unknown owners of the property (17102 BROOKMEADOW LN UPPER MARLBORO 20772 being known as District - 03 Account Identifier - 0207829 with a legal description of 10,010.0000 Sq.Ft. & Imps. Marlboro Meadows Lot 2 Blk 41 Assmt \$335,733 Lib 06221 Fl 381 and assessed to Chapman Paul S & Hattie V. 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.

sors 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-26-001396**

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 17102 BROOKMEADOW LN UPPER MARLBORO 20772 being known as District - 03 Account Identifier - 0207829 with a legal description of 10,010.0000 Sq.Ft. & Imps. Marlboro Meadows Lot 2 Blk 41 Assmt \$335,733 Lib 06221 Fl 381 and assessed to Chapman Paul S & Hattie V. on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George's County, State of Maryland to Custom 25, 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: 17102 BROOKMEADOW LN UPPER MARLBORO 20772 being known as District - 03 Account Identifier - 0207829 with a legal description of 10,010.0000 Sq.Ft. & Imps. Marlboro Meadows Lot 2 Blk 41 Assmt \$335,733 Lib 06221 Fl 381 and assessed to Chapman Paul S & Hattie V. 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 16th 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 some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 19th day of May, 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, Maryland

True Copy—Test:  
Mahasin El Amin, Clerk  
152379 (3-26,4-2,4-9)

**LEGALS**

**ORDER OF PUBLICATION**

Zero Dot, LLC  
c/o Eskin Law, LLC  
1700 Reisterstown Road, Suite 212  
Pikesville, MD 21208

Plaintiff,

v.

THO QUOC TRAN

Prince George's County

Office of Finance of Prince George's County

State of Maryland  
Office of the Attorney General

CHENH HON LY

All unknown owners of the property (9403 GOOD LUCK RD LANHAM 20706 being known as District - 14 Account Identifier - 1625383 with a legal description of 12,868.0000 Sq.Ft. & Imps. Seabrook Acres Lot 20 Blk K Assmt \$335,333 Lib 08271 Fl 575 and assessed to Tran Tho Q & Chenh H. 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-26-001397**

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 9403 GOOD LUCK RD LANHAM 20706 being known as District - 14 Account Identifier - 1625383 with a legal description of 12,868.0000 Sq.Ft. & Imps. Seabrook Acres Lot 20 Blk K Assmt \$335,333 Lib 08271 Fl 575 and assessed to Tran Tho Q & Chenh H. on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George's County, State of Maryland to Zero Dot, 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: 9403 GOOD LUCK RD LANHAM 20706 being known as District - 14 Account Identifier - 1625383 with a legal description of 12,868.0000 Sq.Ft. & Imps. Seabrook Acres Lot 20 Blk K Assmt \$335,333 Lib 08271 Fl 575 and assessed to Tran Tho Q & Chenh H. 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 16th 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 some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 19th day of May, 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, Maryland

True Copy—Test:  
Mahasin El Amin, Clerk  
152380 (3-26,4-2,4-9)

**LEGALS**

**ORDER OF PUBLICATION**

Zero Dot, LLC  
c/o Eskin Law, LLC  
1700 Reisterstown Road, Suite 212  
Pikesville, MD 21208

Plaintiff,

v.

SHEILA MICHELE TUNSTALL, PERSONAL REPRESENTATIVE OF THE ESTATE OF MICHELE DENISE TUNSTALL

Prince George's County

Office of Finance of Prince George's County

State of Maryland  
Office of the Attorney General

All unknown owners of the property (7914 DELLWOOD AVE LANHAM 20706 being known as District - 20 Account Identifier - 2176352 with a legal description of 7,880.0000 Sq.Ft. & Imps. Glenarden Woods Lot 8 Blk QUE Assmt \$263,833 Lib 48688 Fl 044 and assessed to Tunstall Sheila Michele, 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-26-001400**

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 7914 DELLWOOD AVE LANHAM 20706 being known as District - 20 Account Identifier - 2176352 with a legal description of 7,880.0000 Sq.Ft. & Imps. Glenarden Woods Lot 8 Blk QUE Assmt \$263,833 Lib 48688 Fl 044 and assessed to Tunstall Sheila Michele, on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George's County, State of Maryland to Zero Dot, 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: 7914 DELLWOOD AVE LANHAM 20706 being known as District - 20 Account Identifier - 2176352 with a legal description of 7,880.0000 Sq.Ft. & Imps. Glenarden Woods Lot 8 Blk QUE Assmt \$263,833 Lib 48688 Fl 044 and assessed to Tunstall Sheila Michele, 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 16th 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 some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 19th day of May, 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, Maryland

True Copy—Test:  
Mahasin El Amin, Clerk  
152383 (3-26,4-2,4-9)

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POST**

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**LEGALS**

**ORDER OF PUBLICATION**

Zero Dot, LLC  
c/o Eskin Law, LLC  
1700 Reisterstown Road, Suite 212  
Pikesville, MD 21208

Plaintiff,

v.

FRANK M. PETTY

Prince George's County

Office of Finance of Prince George's County

State of Maryland  
Office of the Attorney General

BARBARA B. PETTY AND THE TESTATE AND INTESTATE SUCCESSORS OF BARBARA B. PETTY, BELIEVED TO BE DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE INDIVIDUAL BELIEVED TO BE DECEASED

All unknown owners of the property (4231 KINMOUNT RD LANHAM 20706 being known as District - 20 Account Identifier - 2247401 with a legal description of PLAT 3 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-26-001398**

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 4231 KINMOUNT RD LANHAM 20706 being known as District - 20 Account Identifier - 2247401 with a legal description of PLAT 3 on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George's County, State of Maryland to Zero Dot, 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: 4231 KINMOUNT RD LANHAM 20706 being known as District - 20 Account Identifier - 2247401 with a legal description of PLAT 3 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 16th 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 some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 19th day of May, 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, Maryland

True Copy—Test:  
Mahasin El Amin, Clerk  
152381 (3-26,4-2,4-9)

**LEGALS**

**ORDER OF PUBLICATION**

Custom 25, LLC  
c/o Eskin Law, LLC  
1700 Reisterstown Road, Suite 212  
Pikesville, MD 21208

Plaintiff,

v.

BARBARA L. HARVEY

Prince George's County

Office of Finance of Prince George's County

State of Maryland  
Office of the Attorney General

All unknown owners of the property (9608 MEADOW LARK AVE UPPER MARLBORO 20772 being known as District - 15 Account Identifier - 1737816 with a legal description of 11,116.0000 Sq.Ft. & Imps. Queens Wood Lot 31 Blk A Assmt \$313,200 Lib 08030 Fl 868 and assessed to Harvey Barbara 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-26-001399**

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 9608 MEADOW LARK AVE UPPER MARLBORO 20772 being known as District - 15 Account Identifier - 1737816 with a legal description of 11,116.0000 Sq.Ft. & Imps. Queens Wood Lot 31

**LEGALS**

Blk A Assmt \$313,200 Lib 08030 Fl 868 and assessed to Harvey Barbara L. on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George's County, State of Maryland to Custom 25, 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: 9608 MEADOW LARK AVE UPPER MARLBORO 20772 being known as District - 15 Account Identifier - 1737816 with a legal description of 11,116.0000 Sq.Ft. & Imps. Queens Wood Lot 31 Blk A Assmt \$313,200 Lib 08030 Fl 868 and assessed to Harvey Barbara 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 16th 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 some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 19th day of May, 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, Maryland

True Copy—Test:  
Mahasin El Amin, Clerk  
152382 (3-26,4-2,4-9)

**LEGALS**

**ORDER OF PUBLICATION**

Custom 25, LLC  
c/o Eskin Law, LLC  
1700 Reisterstown Road, Suite 212  
Pikesville, MD 21208

Plaintiff,

v.

ANNA T. HOLMES AND THE TESTATE AND INTESTATE SUCCESSORS OF ANNA T. HOLMES, BELIEVED TO BE DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE INDIVIDUAL BELIEVED TO BE DECEASED

Prince George's County

Office of Finance of Prince George's County

State of Maryland  
Office of the Attorney General

MAJOR P. HOLMES AND THE TESTATE AND INTESTATE SUCCESSORS OF MAJOR P. HOLMES, BELIEVED TO BE DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE INDIVIDUAL BELIEVED TO BE DECEASED

All unknown owners of the property (2714 KELNER DR LANDOVER 20785 being known as District - 13 Account Identifier - 1444801 with a legal description of 11,537.0000 Sq.Ft. & Imps. Royale Gardens Lot 8 Blk 3 Assmt \$298,067 Lib 00000 Fl 000 and assessed to Holmes Major P & Anna T. 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-26-001411**

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 2714 KELNER DR LANDOVER 20785 being known as District - 13 Account Identifier - 1444801 with a legal description of 11,537.0000 Sq.Ft. & Imps. Royale Gardens Lot 8 Blk 3 Assmt \$298,067 Lib 00000 Fl 000 and assessed to Holmes Major P & Anna T. on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George's County, State of Maryland to Custom 25, 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: 2714 KELNER DR LANDOVER 20785 being known as District - 13 Account Identifier - 1444801 with a legal description of 11,537.0000 Sq.Ft. & Imps. Royale Gardens Lot 8 Blk 3 Assmt \$298,067 Lib 00000 Fl 000 and assessed to Holmes Major P & Anna T. 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 16th 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 some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear

before this Court by the 19th day of May, 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, Maryland

True Copy—Test:  
Mahasin El Amin, Clerk  
152386 (3-26,4-2,4-9)

**LEGALS**

**ORDER OF PUBLICATION**

Zero Dot, LLC  
c/o Eskin Law, LLC  
1700 Reisterstown Road, Suite 212  
Pikesville, MD 21208

Plaintiff,

v.

JAMES EDWARD POWELL AND THE TESTATE AND INTESTATE SUCCESSORS OF JAMES EDWARD POWELL, BELIEVED TO BE DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE INDIVIDUAL BELIEVED TO BE DECEASED

Prince George's County

Office of Finance of Prince George's County

State of Maryland  
Office of the Attorney General

CONSTANCE C. POWELL AND THE TESTATE AND INTESTATE SUCCESSORS OF CONSTANCE C. POWELL, BELIEVED TO BE DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE INDIVIDUAL BELIEVED TO BE DECEASED

All unknown owners of the property (800 BOOKER DR CAPITOL HEIGHTS 20743 being known as District - 18 Account Identifier - 2080000 with a legal description of 3,990.0000 Sq.Ft. & Imps. Highland Gardens Lot 21 Blk D Assmt \$260,900 Lib 02814 Fl 484 and assessed to Powell James E & Constance 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-26-001414**

**LEGALS**

**ORDER OF PUBLICATION**

Custom 25, LLC  
c/o Eskin Law, LLC  
1700 Reisterstown Road, Suite 212  
Pikesville, MD 21208

Plaintiff,

v.

RUFUS F. JOHNSON AND THE TESTATE AND INTESTATE SUCCESSORS OF RUFUS F. JOHNSON, BELIEVED TO BE DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE INDIVIDUAL BELIEVED TO BE DECEASED

Prince George's County

Office of Finance of Prince George's County

State of Maryland  
Office of the Attorney General

BETTY A. JOHNSON AND THE TESTATE AND INTESTATE SUCCESSORS OF BETTY A. JOHNSON, BELIEVED TO BE DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE INDIVIDUAL BELIEVED TO BE DECEASED

All unknown owners of the property (709 65TH AVE CAPITOL HEIGHTS 20743 being known as District - 18 Account Identifier - 2049542 with a legal description of 5,000.0000 Sq.Ft. & Imps. Gregory Estates Lot 5 Blk E Assmt \$255,133 Lib 03778 Fl 218 and assessed to Johnson Rufus F & Betty A. 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-26-001415

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 709 65TH AVE CAPITOL HEIGHTS 20743 being known as District - 18 Account Identifier - 2049542 with a legal description of 5,000.0000 Sq.Ft. & Imps. Gregory Estates Lot 5 Blk E Assmt \$255,133 Lib 03778 Fl 218 and assessed to Johnson Rufus F & Betty A. on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George's County, State of Maryland to Custom 25, 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: 709 65TH AVE CAPITOL HEIGHTS 20743 being known as District - 18 Account Identifier - 2049542 with a legal description of 5,000.0000 Sq.Ft. & Imps. Gregory Estates Lot 5 Blk E Assmt \$255,133 Lib 03778 Fl 218 and assessed to Johnson Rufus F & Betty A. 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 16th 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 some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 19th day of May, 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, Maryland

True Copy—Test:  
Mahasin El Amin, Clerk  
152389 (3-26,4-2,4-9)

**LEGALS**

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

P.O. Box 1729  
Upper Marlboro, Maryland 20773

**In The Estate Of:  
DARRELL ANTHONY YOUNG**  
Estate No.: 138362

**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 **June 11, 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

152434 (3-26,4-2)

**ORDER OF PUBLICATION**

Custom 25, LLC  
c/o Eskin Law, LLC  
1700 Reisterstown Road, Suite 212  
Pikesville, MD 21208

Plaintiff,

v.

HERBERT LEE JOHNSON AND THE TESTATE AND INTESTATE SUCCESSORS OF HERBERT LEE JOHNSON, BELIEVED TO BE DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE INDIVIDUAL BELIEVED TO BE DECEASED

Prince George's County

Office of Finance of Prince George's County

State of Maryland  
Office of the Attorney General

All unknown owners of the property (1025 CARRINGTON AVE CAPITOL HEIGHTS 20743 being known as District - 18 Account Identifier - 2006021 with a legal description of 4,819.0000 Sq.Ft. & Imps. Highland Gardens Lot 1 Blk C Assmt \$242,533 Lib 04388 Fl 004 and assessed to Johnson Herbert 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-26-001433

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 1025 CARRINGTON AVE CAPITOL HEIGHTS 20743 being known as District - 18 Account Identifier - 2006021 with a legal description of 4,819.0000 Sq.Ft. & Imps. Highland Gardens Lot 1 Blk C Assmt \$242,533 Lib 04388 Fl 004 and assessed to Johnson Herbert L. on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George's County, State of Maryland to Custom 25, 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: 1025 CARRINGTON AVE CAPITOL HEIGHTS 20743 being known as District - 18 Account Identifier - 2006021 with a legal description of 4,819.0000 Sq.Ft. & Imps. Highland Gardens Lot 1 Blk C Assmt \$242,533 Lib 04388 Fl 004 and assessed to Johnson Herbert 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 16th 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 some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 19th day of May, 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, Maryland

True Copy—Test:  
Mahasin El Amin, Clerk  
152390 (3-26,4-2,4-9)

**LEGALS**

**ORDER OF PUBLICATION**

Zero Dot, LLC  
c/o Eskin Law, LLC  
1700 Reisterstown Road, Suite 212  
Pikesville, MD 21208

Plaintiff,

v.

ANTHONY SHORTER, SR, TRUSTEE OF THE ANTHONY SHORTER, SR AND ALBERTA C. SHORTER REVOCABLE LIVING TRUST

Prince George's County

Office of Finance of Prince George's County

State of Maryland  
Office of the Attorney General

1ST WASHINGTON MORTGAGE CORPORATION

ALBERTA C. SHORTER, TRUSTEE OF THE ANTHONY SHORTER, SR AND ALBERTA C. SHORTER REVOCABLE LIVING TRUST

VERGIE L. CARTWRIGHT

J. CHRISTOPHER WARNER

THE TESTATE AND INTESTATE SUCCESSORS OF ALBERTA C. SHORTER, BELIEVED TO BE DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE INDIVIDUAL BELIEVED TO BE DECEASED,

**LEGALS**

**TRUSTEE OF THE ANTHONY SHORTER, SR AND ALBERTA C. SHORTER REVOCABLE LIVING TRUST**

All unknown owners of the property (8907 CHAD WAY CLINTON 20735 being known as District - 09 Account Identifier - 0851246 with a legal description of 9,500.0000 Sq.Ft. & Imps. Clinton-dale Estat Lot 21 Blk C Assmt \$362,967 Lib 37938 Fl 302 and assessed to Shorter Anthony Alberta Rev. 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-26-001441

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 8907 CHAD WAY CLINTON 20735 being known as District - 09 Account Identifier - 0851246 with a legal description of 9,500.0000 Sq.Ft. & Imps. Clinton-dale Estat Lot 21 Blk C Assmt \$362,967 Lib 37938 Fl 302 and assessed to Shorter Anthony Alberta Rev. on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George's County, State of Maryland to Zero Dot, 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: 8907 CHAD WAY CLINTON 20735 being known as District - 09 Account Identifier - 0851246 with a legal description of 9,500.0000 Sq.Ft. & Imps. Clinton-dale Estat Lot 21 Blk C Assmt \$362,967 Lib 37938 Fl 302 and assessed to Shorter Anthony Alberta Rev. 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 16th 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 some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 19th day of May, 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, Maryland

True Copy—Test:  
Mahasin El Amin, Clerk  
152391 (3-26,4-2,4-9)

**LEGALS**

**ORDER OF PUBLICATION**

TAX AUCTION OF EAST COAST, LLC  
c/o Eskin Law, LLC  
1700 Reisterstown Road, Suite 212  
Pikesville, MD 21208

Plaintiff,

v.

CLAIRE R. KIPILA

Prince George's County

Office of Finance of Prince George's County

State of Maryland  
Office of the Attorney General

BANK OF AMERICA, N.A.

PRLAP, INC.

All unknown owners of the property (8712 JOLLY LN FORT WASHINGTON 20744 being known as District - 09 Account Identifier - 0902171 with a legal description of 11,000.0000 Sq.Ft. & Imps. Oaklawn Manor Lot 15 Blk B Assmt \$359,733 Lib 14060 Fl 298 and assessed to Kipila Claire R. 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-26-001456

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 8712 JOLLY LN FORT WASHINGTON 20744 being known as District - 09 Account Identifier - 0902171 with a legal description of 11,000.0000 Sq.Ft. & Imps. Oaklawn Manor Lot 15 Blk B Assmt \$359,733 Lib 14060 Fl 298 and assessed to Kipila Claire R. on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George's County, State of Maryland to TAX AUCTION OF EAST COAST, 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: 8712 JOLLY LN FORT WASHINGTON 20744 being known as District - 09 Account Identifier - 0902171 with a legal description of 11,000.0000 Sq.Ft. & Imps. Oaklawn Manor Lot 15 Blk B Assmt \$359,733 Lib 14060 Fl 298 and assessed to Kipila Claire R. 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 16th 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 some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 19th day of May, 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, Maryland

True Copy—Test:  
Mahasin El Amin, Clerk  
152392 (3-26,4-2,4-9)

**LEGALS**

**ORDER OF PUBLICATION**

TAX AUCTION OF EAST COAST, LLC  
c/o Eskin Law, LLC  
1700 Reisterstown Road, Suite 212  
Pikesville, MD 21208

Plaintiff,

v.

JACQUELINE A. ELLIS

Prince George's County

Office of Finance of Prince George's County

State of Maryland  
Office of the Attorney General

The Testate and Intestate Successors of Jacqueline A. Ellis, Believed to Be Deceased, and All Persons Claiming by, Through, or Under the Individual Believed to Be Deceased

All unknown owners of the property (3828 EARLY GLOW LN BOWIE 20716 being known as District - 07 Account Identifier - 0814533 with a legal description of 1,757.0000 Sq.Ft. & Imps. Bowie New Town Cen Lot 113 Assmt \$349,200 Lib 10136 Fl 322 and assessed to Ellis Jacqueline A. 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-26-001457

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 3828 EARLY GLOW LN BOWIE 20716 being known as District - 07 Account Identifier - 0814533 with a legal description of 1,757.0000 Sq.Ft. & Imps. Bowie New Town Cen Lot 113 Assmt \$349,200 Lib 10136 Fl 322 and assessed to Ellis Jacqueline A. on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George's County, State of Maryland to TAX AUCTION OF EAST COAST, 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: 3828 EARLY GLOW LN BOWIE 20716 being known as District - 07 Account Identifier - 0814533 with a legal description of 1,757.0000 Sq.Ft. & Imps. Bowie New Town Cen Lot 113 Assmt \$349,200 Lib 10136 Fl 322 and assessed to Ellis Jacqueline A. 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 16th 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 some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 19th day of May, 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, Maryland

True Copy—Test:  
Mahasin El Amin, Clerk  
152393 (3-26,4-2,4-9)

**LEGALS**

**ORDER OF PUBLICATION**

TAX AUCTION OF EAST COAST, LLC  
c/o Eskin Law, LLC  
1700 Reisterstown Road, Suite 212  
Pikesville, MD 21208

Plaintiff,

v.

ERWIN L. CRAIG, JR.,

Prince George's County

Office of Finance of Prince George's County

State of Maryland  
Office of the Attorney General

All unknown owners of the property (4406 TWIN OAK CT LANHAM 20706 being known as District - 20 Account Identifier - 2839264 with a legal description of 8,943.0000 Sq.Ft. & Imps. Crandall Crossing- Lot 1 Blk B Assmt \$473,667 Lib 23435 Fl 722 and assessed to Craig Erwin L Jr. 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-26-001459

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 4406 TWIN OAK CT LANHAM 20706 being known as District - 20 Account Identifier - 2839264 with a legal description of 8,943.0000 Sq.Ft. & Imps. Crandall Crossing- Lot 1 Blk B Assmt \$473,667 Lib 23435 Fl 722 and assessed to Craig Erwin L Jr. on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George's County, State of Maryland to TAX AUCTION OF EAST COAST, 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: 4406 TWIN OAK CT LANHAM 20706 being known as District - 20 Account Identifier - 2839264 with a legal description of 8,943.0000 Sq.Ft. & Imps. Crandall Crossing- Lot 1 Blk B Assmt \$473,667 Lib 23435 Fl 722 and assessed to Craig Erwin L Jr. 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 17th 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 some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 19th day of May, 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, Maryland

True Copy—Test:  
Mahasin El Amin, Clerk  
152395 (3-26,4-2,4-9)

**LEGALS**

**ORDER OF PUBLICATION**

TAX AUCTION OF EAST COAST, LLC  
c/o Eskin Law, LLC  
1700 Reisterstown Road, Suite 212  
Pikesville, MD 21208

Plaintiff,

v.

JEFFERY LEE CARTER,

Prince George's County

Office of Finance of Prince George's County

State of Maryland  
Office of the Attorney General

YVONNE CARTER

All unknown owners of the property (5914 JOHN ADAMS DR TEMPLE HILLS 20748 being known as District - 06 Account Identifier - 0576322 with a legal description of 11,308.0000 Sq.Ft. & Imps. Earnshaw Heights Lot 8 Blk A Assmt \$381,333 Lib 09603 Fl 061 and assessed to Carter Jeffery L & Yvonne. 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-26-001460

The object of this proceeding is to secure foreclosure of all rights of re-

demption from tax sale on the property known as 5914 JOHN ADAMS DR TEMPLE HILLS 20748 being known as District - 06 Account Identifier - 0576322 with a legal description of 11,308.0000 Sq.Ft. & Imps. Earnshaw Heights Lot 8 Blk A Assmt \$381,333 Lib 09603 Fl 061 and assessed to Carter Jeffery L & Yvonne. on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George's County, State of Maryland to TAX AUCTION OF EAST COAST, 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: 5914 JOHN ADAMS DR TEMPLE HILLS 20748 being known as District - 06 Account Identifier - 0576322 with a legal description of 11,308.0000 Sq.Ft. & Imps. Earnshaw Heights Lot 8 Blk A Assmt \$381,333 Lib 09603 Fl 061 and assessed to Carter Jeffery L & Yvonne. 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 17th 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 some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 19th day of May, 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, Maryland

True Copy—Test:  
Mahasin El Amin, Clerk  
152396 (3-26,4-2,4-9)

**LEGALS**

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

P.O. Box 1729  
Upper Marlboro, Maryland 20773

**In The Estate Of:  
JAMES LOUIS DADE**

*The Prince  
George's Post  
Newspaper*

*\*\*\*\*\**

*Call (301) 627-0900*

*or*

*Fax (301) 627-6260*

*\*\*\*\*\**

*Your Newspaper  
of  
Legal Record*



**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**JOANN BEATRICE EDLIN-  
KNIGHT**

Notice is given that Adria Knight, whose address is 11216 Kettering Place, Upper Marlboro, MD 20774, was on March 19, 2026 appointed Personal Representative of the estate of JOANN BEATRICE EDLIN-KNIGHT, who died on October 4, 2025 without a will.

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

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

**ADRIA KNIGHT**  
Personal Representative

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

Estate No. 140791

152552 (4-2,4-9,4-16)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**GLEN C MAINES IV**

Notice is given that Heather Maillett, whose address is 1239 Green Holly Dr, Annapolis, MD 21409-4676, was on March 20, 2026 appointed Personal Representative of the estate of GLEN C MAINES IV, who died on July 26, 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 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 20th 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.

**HEATHER MAILLETT**  
Personal Representative

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

Estate No. 140616

152553 (4-2,4-9,4-16)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**MARK HARITAN**

Notice is given that Mark C Haritan, whose address is 8440 Pushaw Station Rd, Owings, MD 20736-9578, was on March 19, 2026 appointed Personal Representative of the estate of MARK HARITAN, who died on February 8, 2026 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the 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 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 19th 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.

**MARK C. HARITAN**  
Personal Representative

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

Estate No. 140681

152554 (4-2,4-9,4-16)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**CHRISTOPHER OUTTEN**

Notice is given that Ayanna P Outten, whose address is 7112 Ducketts Ln Apt 304, Elkridge, MD 21075-6966, was on March 19, 2026 appointed Personal Representative of the estate of CHRISTOPHER OUTTEN, who died on February 2, 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 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 19th 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.

**AYANNA P OUTTEN**  
Personal Representative

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

Estate No. 140766

152555 (4-2,4-9,4-16)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**JOHN NATHAN JOHNSON**

Notice is given that Ruthena Johnson, whose address is 589C E Front St, Plainfield, NJ 07060-1444, was on March 24, 2026 appointed Personal Representative of the estate of JOHN NATHAN JOHNSON, who died on March 11, 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 24th 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 24th 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.

**RUTHENA 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. 140883

152556 (4-2,4-9,4-16)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**MARK GRELLO**

Notice is given that Nicholas Grello, whose address is 11232 Alton Road, Frederick, MD 21701-3442, was on March 19, 2026 appointed personal representative of the small estate of Mark Grello who died on February 26, 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.

**NICHOLAS GRELLO**  
Personal Representative

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

Estate No. 140856

152493 (4-2)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**JESSIE L HAMMOND**

Notice is given that Paul Hammond, whose address is 6 Briars Knoll Way, Hanover, MD 21076, was on March 24, 2026 appointed personal representative of the small estate of Jessie L Hammond, who died on March 19, 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 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.

**PAUL HAMMOND**  
Personal Representative

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

Estate No. 139319

152498 (4-2)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**SHIRLEY DELORES SMITH**

Notice is given that Lori Windsor, whose address is 4447 23rd Pkwy, Apt 401, Temple Hills, MD 20748-4489, was on March 24, 2026 appointed personal representative of the small estate of Shirley Delores Smith, who died on February 10, 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.

**LORI WINDSOR**  
Personal Representative

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

Estate No. 140851

152499 (4-2)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**LEROY BLAGMON**

Notice is given that Veronica Shepherd, whose address is 6015 Savannah Dr, Brandywine, MD 20613-7734, was on March 23, 2026 appointed personal representative of the small estate of Leroy Blagmon, 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 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.

**VERONICA SHEPHERD**  
Personal Representative

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

Estate No. 140870

152500 (4-2)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**TODD TITUS DANIEL SR**

Notice is given that Donna Jackson Daniel, whose address is 3206 Radford Ln, Fort Washington, MD 20744-1770, was on March 23, 2026 appointed personal representative of the small estate of Todd Titus Daniel Sr, who died on February 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 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.

**DONNA JACKSON DANIEL**  
Personal Representative

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

Estate No. 140881

152501 (4-2)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**BRUCE ANTHONY JEFFERSON SR.**

Notice is given that Geavonta Jefferson, whose address is 13304 Cleveland Lane, Fort Washington, MD 20744, was on March 23, 2026 appointed personal representative of the small estate of Bruce Anthony Jefferson Sr, who died on January 9, 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.

**GEAVONTA JEFFERSON**  
Personal Representative

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

Estate No. 140590

152502 (4-2)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**THEODORE R ROYSER**

Notice is given that Danielle Elizabeth Royster Coleman, whose address is 101 Saint Andrews Dr E, Fort Washington, MD 20744-6435, was on March 18, 2026 appointed personal representative of the small estate of Theodore R Royster, who died on January 2, 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 shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

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

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

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

**DANIELLE ELIZABETH ROYSER 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. 140822

152503 (4-2)

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**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**ERNEST MASON**

Notice is given that Nicole Mason London, whose address is 7208 Cimmaron Ash Ct, Clinton, MD 20735-4250, was on March 18, 2026 appointed personal representative of the small estate of Ernest Mason who died on January 20, 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 claim will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice. Any claim not served or filed within that time, or any extension provided by law, is unenforceable thereafter.

**NICOLE MASON LONDON**  
Personal Representative

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

Estate No. 140821  
152494 (4-2)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**DEBORAH ANN SCOTT**

Notice is given that Towanda Street, whose address is 2907 Citrus Ln, Springdale, MD 20774-7526, was on February 19, 2026 appointed personal representative of the small estate of Deborah Ann Scott who died on January 29, 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 claim will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice. Any claim not served or filed within that time, or any extension provided by law, is unenforceable thereafter.

**TOWANDA STREET**  
Personal Representative

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

Estate No. 140514  
152495 (4-2)

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**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**JOSEPH DERRICK PROCTOR**

Notice is given that Joyce P Brooks, whose address is 5815 S Marwood Blvd, Upper Marlboro, MD 20772-3694, was on March 6, 2026 appointed Personal Representative of the estate of JOSEPH DERRICK PROCTOR who died on February 6, 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 6th 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 6th 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.

**JOYCE P BROOKS**  
Personal Representative

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

Estate No. 140428  
152325 (3-19,3-26,4-2)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**ROBERT EDWARD PARRECO**

Notice is given that Carol J Parreco, whose address is 34 Old Sturbridge Rd, Arnold, MD 21012-2554, was on March 6, 2026 appointed Personal Representative of the estate of ROBERT EDWARD PARRECO who died on February 17, 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 6th 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 6th 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.

**CAROL J PARRECO**  
Personal Representative

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

Estate No. 140630  
152326 (3-19,3-26,4-2)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**ALTHEA ELLA PARKER**

Notice is given that Martin Parker, whose address is 7305 Georgian Dr, Upper Marlboro, MD 20772-2400, was on March 17, 2026 appointed Personal Representative of the estate of ALTHEA ELLA PARKER who died on December 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 17th 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 17th 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.

**MARTIN PARKER**  
Personal Representative

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

Estate No. 140434  
152437 (3-26,4-2,4-9)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**CLAUDIO EMANUEL COOKE  
AKA: CLAUDIO EMANEL COOKE**

Notice is given that Ashley Cooke, whose address is 2624 Monroe St NE, Washington, DC 20018-2918, was on March 17, 2026 appointed Personal Representative of the estate of CLAUDIO EMANUEL COOKE AKA: CLAUDIO EMANEL COOKE who died on February 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 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 17th 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.

**ASHLEY COOKE**  
Personal Representative

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

Estate No. 140567  
152438 (3-26,4-2,4-9)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**ANNE MARIE GATTA**

Notice is given that LUANN NORRIS, whose address is 9162 Bear Claw Ct, Owings, MD 20736-3329, was on March 9, 2026 appointed Personal Representative of the estate of ANNA MARIE GATTA who died on February 2, 2026 with a will.

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

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

**LUANN NORRIS**  
Personal Representative

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

Estate No. 140612  
152328 (3-19,3-26,4-2)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**GLORIA T. RAINEY**

Notice is given that Wayne J. Rainey, whose address is 11906 Mary Catherine Dr, Clinton, MD 20735, was on March 16, 2026 appointed Personal Representative of the estate of GLORIA T. RAINEY who died on January 4, 2026 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 16th 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 16th 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.

**WAYNE J. RAINEY**  
Personal Representative

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

Estate No. 140777  
152439 (3-26,4-2,4-9)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**BERNICE W ALSTON**

Notice is given that Veronica A Robin, whose address is 4305 Townsley Ave, Temple Hills, MD 20748, was on March 16, 2026 appointed Personal Representative of the estate of BERNICE W ALSTON who died on June 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 16th 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 16th 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.

**VERONICA A ROBIN**  
Personal Representative

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

Estate No. 140754  
152440 (3-26,4-2,4-9)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**ROCHELLE H HERBERT  
AKA: ROCHELLE HAWKINS HERBERT**

Notice is given that Omari P Herbert, whose address is 5124 Glassmanor Dr, Oxon Hill, MD 20745, was on March 9, 2026 appointed Personal Representative of the estate of ROCHELLE H HERBERT 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 of the personal representative shall file their objection with the Register of Wills on or before the 9th 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 9th 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.

**OMARI P HERBERT**  
Personal Representative

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

Estate No. 140461  
152329 (3-19,3-26,4-2)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**WILFRED FREEMAN**

Notice is given that Lois Freeman, whose address is 7207 Sheffield Dr, Camp Springs, MD 20748-4137, was on March 5, 2026 appointed Personal Representative of the estate of WILFRED FREEMAN who died on August 18, 2025 with a will.

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

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

**LOIS FREEMAN**  
Personal Representative

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

Estate No. 139469  
152330 (3-19,3-26,4-2)

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**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**REYDAD CANALES-UMANZOR**

Notice is given that Jerlin Steve Canales, whose address is 259 Ironshire S, Laurel, MD 20724-2223, was on March 20, 2026 appointed personal representative of the small estate of Reydad Canales-Umanzor, who died on January 4, 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 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.

**JERLIN STEVE CANALES**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 140620  
152504 (4-2)

**LEGALS**

**TOWN OF UNIVERSITY PARK  
LEGISLATIVE RESOLUTION  
26-O-01**

On March 23, 2026, the Common Council adopted, and on March 23, 2026, the Mayor signed, Legislative Resolution 26-O-01, to amend the FY 2026 Budget Ordinance, Legislative Resolution 25-O-03, to add a new revenue line item in Income, General Fund Revenues, Category VI – Grant and Bond Revenue, line item 4240-00, Sustainable Action Grant – Community Learning Garden and add a new expenditure line item in Public Works, Category II – Operating-Parks & Recreation, line item 6238-02 – Community Learning Garden – Sustainable Action Grant, to receive a Maryland 2026 Sustainable Action grant in the amount of \$20,000.00 and include it in the operating expenditures budget.

A copy of the Legislative Resolution shall be posted on the entrance to the University Park Town Hall, 6724 Baltimore Avenue, University Park, MD 20782, until April 3, 2026. The ordinance will take effect on April 13, 2026, unless petitioned to referendum in a manner prescribed by law.

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

Suellen M. Ferguson, Esq.  
Town Attorney  
152570 (4-2)

**LEGALS**

**NOTICE**

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

Jose Rubio Hernandez, Elder Ortiz Osorio and Jocelyn Rubio  
Defendants

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

**CIVIL NO. C-16-CV-25-005005**

ORDERED, this 24th day of March, 2026 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 5007 Odessa Road, College Park, Maryland 20740 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 24th day of April, 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 24th day of April, 2026, next.

The report states the amount of sale to be \$377,000.00.

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

152562 (4-2,4-9,4-16)

**ORDER OF PUBLICATION**

OPPIDAN INVESTMENTS, LLC  
c/o: Berman Legal Services  
201 International Circle, Suite 190  
Hunt Valley, Maryland 21030  
Plaintiff,

vs.

Tunara Crowder  
5205 Temple Hill Road  
Temple Hills, Maryland 20748

AND

The Estate of Tunara Crowder  
5205 Temple Hill Road  
Temple Hills, Maryland 20748

AND

Prince George's County, Maryland  
Serve: Anthony D. Jones, County Attorney  
1301 McCormick Drive, Suite 4100  
Largo, Maryland 20774

AND

State of Maryland  
Serve: Anthony G. Brown, Attorney General  
Office of the Attorney General  
200 Saint Paul Place  
Baltimore, Maryland 21202

AND

All unknown owners of the Property described below, their heirs, devisees, personal representatives, and their or any of their heirs, devisees, executors, administrators, grantees, assignees, or successors in right, title or interest, and any and all persons having or claiming to have any leasehold or any other interest in the Property and premises situate, described as:  
Account No: 12-1205046  
known as: PT LT23  
Address of 5205 Temple Hill Road,  
Temple Hills, Maryland 20748  
Defendants.

**IN THE CIRCUIT COURT FOR  
PRINCE GEORGE'S COUNTY,  
MARYLAND  
CIVIL DIVISION  
CASE NO.: C-16-CV-26-001599**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove 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 the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than nine (9) months and a day from the date of sale has expired.

It is thereupon this 23rd day of March, 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 general circulation in Prince George's County, Maryland once a week for three (3) consecutive weeks, on or before the 17th day of April, 2026, warning all persons having or claiming to have any interest in the property described above appear in this Court by the 18th day of May, 2026, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
152489 (4-2,4-9,4-16)

**LEGALS**

**NOTICE**

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

Estate of Leon A. Woodson  
Defendant

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

**CIVIL NO. C-16-CV-23-003488**

ORDERED, this 26th day of March, 2026 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 3651 Dixon Street, Temple Hills, Maryland 20748 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 27th day of April, 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 27th day of April, 2026, next.

The report states the amount of sale to be \$203,000.00.

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

152566 (4-2,4-9,4-16)

**LEGALS**

**ORDER OF PUBLICATION**

OPPIDAN INVESTMENTS, LLC  
c/o: Berman Legal Services  
201 International Circle, Suite 190  
Hunt Valley, Maryland 21030  
Plaintiff,

vs.

The Estate of Mary Dumond  
Serve: Jason Dumond, Personal Representative  
7565 Saw Mill Road  
Lusby, Maryland 20657

AND

Sunrun, Inc.  
45 Fremont Street, 32nd Floor  
San Francisco, California 94105

AND

Vivint Solar Developer, LLC  
251 Little Falls Drive  
Wilmington, Delaware 19808

AND

Prince George's County, Maryland  
Serve: Anthony D. Jones, County Attorney  
1301 McCormick Drive, Suite 4100  
Largo, Maryland 20774

AND

State of Maryland  
Serve: Anthony G. Brown, Attorney General  
Office of the Attorney General  
200 Saint Paul Place  
Baltimore, Maryland 21202

AND

All unknown owners of the Property described below, their heirs, devisees, personal representatives, and their or any of their heirs, devisees, executors, administrators, grantees, assignees, or successors in right, title or interest, and any and all persons having or claiming to have any leasehold or any other interest in the Property and premises situate, described as:  
Account No: 14-1673946  
known as: 6403 97th Ave  
Address of 6403 97th Avenue, Lanham, Maryland 20706  
Defendants.

**IN THE CIRCUIT COURT FOR  
PRINCE GEORGE'S COUNTY,  
MARYLAND  
CIVIL DIVISION  
CASE NO.: C-16-CV-26-001632**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove 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 the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than nine (9) months and a day from the date of sale has expired.

It is thereupon this 23rd day of March, 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 general circulation in Prince George's County, Maryland once a week for three (3) consecutive weeks, on or before the 17th day of April, 2026, warning all persons having or claiming to have any interest in the property described above appear in this Court by the 18th day of May, 2026, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
152490 (4-2,4-9,4-16)

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

P.O. Box 1729  
Upper Marlboro, Maryland 20773

**In The Estate Of:  
CHARLIE PATTERSON  
Estate No.: 139134**

**NOTICE OF  
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Tiffany Patterson for judicial probate of the copy of the will dated March 12, 2012 and for the appointment of a personal representative.

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

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

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

152508 (4-2,4-9)

**LEGALS**

**ORDER OF PUBLICATION**

OPPIDAN INVESTMENTS, LLC  
c/o: Berman Legal Services  
201 International Circle, Suite 190  
Hunt Valley, Maryland 21030  
Plaintiff,

vs.

Steve Fuller  
3107 Hillside Avenue  
Cheverly, Maryland 20785-1433

AND

The Estate of Steve Fuller  
3107 Hillside Avenue  
Cheverly, Maryland 20785-1433

AND

Tesla, Inc.  
1 Tesla Road  
Austin, Texas 78725

AND

Prince George's County, Maryland  
Serve: Anthony D. Jones, County Attorney  
1301 McCormick Drive, Suite 4100  
Largo, Maryland 20774

AND

State of Maryland  
Serve: Anthony G. Brown, Attorney General  
Office of the Attorney General  
200 Saint Paul Place  
Baltimore, Maryland 21202

AND

All unknown owners of the Property described below, their heirs, devisees, personal representatives, and their or any of their heirs, devisees, executors, administrators, grantees, assignees, or successors in right, title or interest, and any and all persons having or claiming to have any leasehold or any other interest in the Property and premises situate, described as:  
Account No: 02-0129759  
known as: 3107 Hillside Ave  
Address of 3107 Hillside Avenue, Landover, Maryland 20785  
Defendants.

**IN THE CIRCUIT COURT FOR  
PRINCE GEORGE'S COUNTY,  
MARYLAND  
CIVIL DIVISION  
CASE NO.: C-16-CV-26-001679**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove 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 the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than nine (9) months and a day from the date of sale has expired.

It is thereupon this 24th day of March, 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 general circulation in Prince George's County, Maryland once a week for three (3) consecutive weeks, on or before the 17th day of April, 2026, warning all persons having or claiming to have any interest in the property described above appear in this Court by the 27th day of May, 2026, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
152559 (4-2,4-9,4-16)

**LEGALS**

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

P.O. Box 1729  
Upper Marlboro, Maryland 20773

**In The Estate Of:  
COLONEL LEE JONES  
Estate No.: 138401**

**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 **June 11, 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

152435 (3-26,4-2)

**LEGALS**

**ORDER OF PUBLICATION**

OPPIDAN INVESTMENTS, LLC  
c/o: Berman Legal Services  
201 International Circle, Suite 190  
Hunt Valley, Maryland 21030  
Plaintiff,

vs.

Charity L. Phillips  
7705 Penbrook Place  
Landover, Maryland 20785

AND

The Estate of Charity L. Phillips  
7705 Penbrook Place  
Landover, Maryland 20785

AND

Signal Financial Charitable Foundation, Inc.  
FKA Washington Telephone Federal Credit Union  
3015 University Boulevard West  
Kensington, Maryland 20895

AND

Gerald W. Hyland, Trustee  
3015 University Boulevard West  
Kensington, Maryland 20895

AND

Terry Powers, Trustee  
3015 University Boulevard West  
Kensington, Maryland 20895

AND

Prince George's County, Maryland  
Serve: Anthony D. Jones, County Attorney  
1301 McCormick Drive, Suite 4100  
Largo, Maryland 20774

AND

State of Maryland  
Serve: Anthony G. Brown, Attorney General  
Office of the Attorney General  
200 Saint Paul Place  
Baltimore, Maryland 21202

AND

All unknown owners of the Property described below, their heirs, devisees, personal representatives, and their or any of their heirs, devisees, executors, administrators, grantees, assignees, or successors in right, title or interest, and any and all persons having or claiming to have any leasehold or any other interest in the Property and premises situate, described as:  
Account No: 13-1464742  
known as: 7705 Penbrook Pl  
Address of 7705 Penbrook Place,  
Landover, Maryland 20785  
Defendants.

**IN THE CIRCUIT COURT FOR  
PRINCE GEORGE'S COUNTY,  
MARYLAND  
CIVIL DIVISION  
CASE NO.: C-16-CV-26-001677**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove 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 the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than nine (9) months and a day from the date of sale has expired.

It is thereupon this 24th day of March, 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 general circulation in Prince George's County, Maryland once a week for three (3) consecutive weeks, on or before the 17th day of April, 2026, warning all persons having or claiming to have any interest in the property described above appear in this Court by the 27th day of May, 2026, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
152558 (4-2,4-9,4-16)



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

**ORDER OF PUBLICATION**

OPPIDAN INVESTMENTS, LLC  
c/o: Berman Legal Services  
201 International Circle, Suite 190  
Hunt Valley, Maryland 21030  
Plaintiff,

vs.

Manning Stradford, Jr.  
8700 Sapienza Drive  
Fort Washington, Maryland 20744

AND

The Estate of Manning Stradford, Jr.  
8700 Sapienza Drive  
Fort Washington, Maryland 20744

AND

Prince George's County, Maryland,  
as Lender  
Attn: Department of Housing & Community Development  
Emergency Mortgage Assistance Program Manager  
9200 Basil Court, Suite 500  
Largo, Maryland 20774

AND

M. Andree Green, Esquire, Trustee  
Prince George's County Office of Law  
14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772

AND

Gail D. Francis, CPA, Trustee  
14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772

AND

Prince George's County, Maryland  
Serve: Anthony D. Jones, County Attorney  
1301 McCormick Drive, Suite 4100  
Largo, Maryland 20774

AND

State of Maryland  
Serve: Anthony G. Brown, Attorney General  
Office of the Attorney General  
200 Saint Paul Place  
Baltimore, Maryland 21202

AND

All unknown owners of the Property described below, their heirs, devisees, personal representatives, and their or any of their heirs, devisees, executors, administrators, grantees, assignees, or successors in right, title or interest, and any and all persons having or claiming to have any leasehold or any other interest in the Property and premises situate, described as:  
Account No: 09-0922997  
known as: 8700 Sapienza Dr  
Address of 8700 Sapienza Drive,  
Fort Washington, Maryland 20744  
Defendants.

<

**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**

**9200 EDWARDS WAY #1108  
HYATTSVILLE, MD 20783**

By authority contained in a Deed of Trust dated May 28, 2010 and recorded in Liber 31833, Folio 518, and re-recorded at Liber 32535, Folio 151, modified by Loan Modification Agreement recorded on January 4, 2017, at Liber No. 38914, Folio 497, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$118,405.00, and an interest rate of 3.750%, 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

**APRIL 14, 2026 AT 11:30AM**

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 \$90,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

Richard E. Solomon, et al.,  
Substitute Trustees

Tidewater Auctions, LLC  
(410) 825-2900  
[www.tidewaterauctions.com](http://www.tidewaterauctions.com)  
[www.Auction.com](http://www.Auction.com)

152477 (3-26,4-2,4-9)

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

**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**

**6610 FOSTER STREET  
DISTRICT HEIGHTS, MD 20747**

By authority contained in a Deed of Trust dated December 26, 2007 and recorded in Liber 29215, Folio 068, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$221,000.00, and an interest rate of 5.125%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

**APRIL 21, 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 \$20,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

Richard E. Solomon, et al.,  
Substitute Trustees

Tidewater Auctions, LLC  
(410) 825-2900  
[www.tidewaterauctions.com](http://www.tidewaterauctions.com)

152568 (4-2,4-9,4-16)

**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**

**6712 CHATHAM PARK DRIVE  
BRANDYWINE, MD 20613**

By authority contained in a Deed of Trust dated September 30, 2013 and recorded in Liber 35345, Folio 343, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$646,478.00, 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

**APRIL 21, 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 \$62,000.00 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](http://www.tidewaterauctions.com)

152567 (4-2,4-9,4-16)

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

**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**

**9901 CRANAPPLE COURT  
SPRINGDALE, MD 20774**

By authority contained in a Deed of Trust dated April 28, 2006 and recorded in Liber 25192, Folio 216, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$280,000.00, and an interest rate of 3.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

**APRIL 14, 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 \$23,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

Richard E. Solomon, et al.,  
Substitute Trustees

Tidewater Auctions, LLC  
(410) 825-2900  
[www.tidewaterauctions.com](http://www.tidewaterauctions.com)

152479 (3-26,4-2,4-9)

**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**

**10801 WINSTON CHURCHILL COURT  
UPPER MARLBORO, MD 20772**

By authority contained in a Deed of Trust dated October 17, 2022 and recorded in Liber 48278, Folio 214, modified by Loan Modification Agreement recorded on January 22, 2025, at Liber No. 50530, Folio 370, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$500,000.00, and an interest rate of 6.625%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

**APRIL 14, 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 \$57,000.00 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](http://www.tidewaterauctions.com)

152478 (3-26,4-2,4-9)

**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**

**12420 CEDARVILLE ROAD  
BRANDYWINE, MD 20613**

By authority contained in a Deed of Trust dated December 29, 2006 and recorded in Liber 31449, Folio 1, modified by Loan Modification Agreement recorded on December 26, 2017, at Liber No. 40386, Folio 346, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$300,000.00, 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

**APRIL 14, 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 \$21,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

Richard E. Solomon, et al.,  
Substitute Trustees

Tidewater Auctions, LLC  
(410) 825-2900  
[www.tidewaterauctions.com](http://www.tidewaterauctions.com)  
[www.Xome.com](http://www.Xome.com)

152480 (3-26,4-2,4-9)

**THE PRINCE GEORGE'S  
POST NEWSPAPER  
CALL 301-627-0900 FAX 301-627-6260**

**LEGALS**

**OFFICE OF THE CITY COUNCIL**



**City of Seat Pleasant**

The City Council of Seat Pleasant will hold a public hearing on a proposed Charter Amendments to Amend the City Charter described as: Charter Amendment Resolution Numbers: CA-26-01, for Chief Financial Officer.

The public hearing on the Charter Amendment Resolutions will be held on April 27, 2026, via Zoom Meeting at 6:00 p.m.

<https://us02web.zoom.us/j/83134972061?pwd=owEUkjjwzWgfaaCzr9nNUF2qGdJLE.L>

Please register by visiting the city's website at [www.seatpleasantmd.gov](http://www.seatpleasantmd.gov).

Notice Date: Monday, March 23, 2026, as published in the Prince George's Post on Thursday, March 26, 2025.

Submitted by City Clerk, Dashaun N. Ball, CPM, MMC.

152488 (3-26,4-2,4-9,4-16)

**THIS COULD BE YOUR AD!**

**LEGALS**

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

**In The Estate Of: WILSON T. WILEY**  
Estate No.: 139176

**NOTICE OF JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Tammie Lynette Wiley for judicial probate the copy of the will dated 06/17/2010 and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **June 18, 2026 at 10:30 A.M.**

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

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

152511 (4-2,4-9)

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

**In The Estate Of: LARRY OSBORNE MOLTUMYR AKA: LARRY MOLTUMYR**  
Estate No.: 139087

**NOTICE OF JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Mary Ellen Moltumyr for judicial probate the copy of the will dated 02/26/2021 and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **June 18, 2026 at 10:30 A.M.**

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

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

152512 (4-2,4-9)

**LEGALS**

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

**In The Estate Of: DRUSILLA B. DAVIS**  
Estate No.: 139938

**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 **June 30, 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

152519 (4-2,4-9)

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

**In The Estate Of: GEORGE ANN MCCOY**  
Estate No.: 140105

**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 **June 30, 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

152520 (4-2,4-9)

**LEGALS**

**THE PRINCE GEORGE'S POST**

**Call**

**301-627-0900**

**Fax**

**301-627-6260**

**SUBSCRIBE TODAY!**

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

**In The Estate Of: ROBERTO V. SOSSING**  
Estate No.: 138552

**NOTICE OF JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Arman Ravery 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 **July 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

152532 (4-2,4-9)

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

**In The Estate Of: ADRIAN NORRIS**  
Estate No.: 137675

**NOTICE OF JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Vivian Norris 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 **June 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

152515 (4-2,4-9)

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

**In The Estate Of: NICOLA DIPAOLO**  
Estate No.: 138128

**NOTICE OF JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Alberta Langley 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 **June 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

152516 (4-2,4-9)

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

**In The Estate Of: MURIEL STEWART SWEATT**  
Estate No.: 137146

**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 **June 30, 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

152521 (4-2,4-9)

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

**In The Estate Of: MARGARET JEANETTE AGNEW**  
Estate No.: 140245

**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 **June 30, 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

152522 (4-2,4-9)

**LEGALS**

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

**In The Estate Of: JEAN E. MOSBY**  
Estate No.: 139562

**NOTICE OF JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Horace Mosby for judicial probate of the will dated 8/15/2025 and for the appointment of a personal representative.

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

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

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

152509 (4-2,4-9)

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

**In The Estate Of: JEAN E. MOSBY**  
Estate No.: 139562

**NOTICE OF JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Marilyn Martin for judicial probate of the will dated 8/15/2025 and for the appointment of a personal representative.

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

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

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

152510 (4-2,4-9)

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

**In The Estate Of: JUNE LEWIS CURTIS-THOMAS**  
Estate No.: 138785

**NOTICE OF JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Zane Lewis Curtis-Thomas for judicial probate of the copy of the will with interlineations dated April 7, 2004 and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **June 24, 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

152517 (4-2,4-9)

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

**In The Estate Of: PHILIP RANDOLPH JONES**  
Estate No.: 140022

**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 **June 30, 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

152518 (4-2,4-9)

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

**In The Estate Of: ALVIN JOHNSON**  
Estate No.: 140502

**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 **June 30, 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

152525 (4-2,4-9)

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

**In The Estate Of: CYRILENE ADAMS**  
Estate No.: 140365

**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 **June 30, 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

152526 (4-2,4-9)

**LEGALS**

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

**In The Estate Of: GREER C. PARKER**  
Estate No.: 137736

**NOTICE OF JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Adrienne Parker 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 **June 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

152513 (4-2,4-9)

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

**In The Estate Of: ADRIAN NORRIS**  
Estate No.: 137675

**NOTICE OF JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Anthony Norris 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 **June 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

152514 (4-2,4-9)

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

**In The Estate Of: NANCY PEELE**  
Estate No.: 140319

**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 **June 30, 2026 at 10:30 A.M.**

**LEGALS**

**MECHANIC'S LIEN SALE**

Freestate Lien & Recovery Inc will sell at public auction the following vehicles / vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George's County Courthouse, 14735 Main Street, specifically at the entrance to the Duvall Wing, Upper Marlboro MD 20772 at 04:00 P.M on 04/17/2026. Purchaser of the vehicle(s) must have it inspected as provided in Transportation Code of Maryland. The following may be inspected during normal business hours at the Lienor's Location. If anyone has an interest in any of the vehicles or vessels listed below, please call us at the number listed below. All parties claiming interest in the following may contact Freestate Lien & Recovery Inc, at 410-867-9079.

- LOT# 10260  
2019 TOYOTA  
VIN# 4T1B11HK0KU774306
- LOT# 10273  
2022 TOYOTA  
VIN# 5TDGZRBHXXNS569065
- LOT# 10774D  
2018 JEEP  
VIN# 3CANJDDB4JT114466
- LOT# 10774E  
2016 HONDA  
VIN# 2HKRM4H7XGH662962
- LOT# 10774F  
1996 LEXUS  
VIN# JT8BH22F5T0050832
- LOT# 10833  
2019 FORD  
VIN# NM0G59E2K1416185
- LOT# 10844  
2020 FORD  
VIN# 1FTEW1C5XLF60953
- LOT# 10849A  
2022 CHEVROLET  
VIN# 1GNERGKW8NJ145401
- LOT# 10849B  
2017 TOYOTA  
VIN# JTDKARFP3H3001135
- LOT# 10849C  
2006 LEXUS  
VIN# JTHCH96S560019380
- LOT# 10851  
2017 FIAT  
VIN# ZFBFCXCB6HP522705
- LOT# 10873  
2019 SCARAB 16.5' BOAT  
DL# 1790AN (ON BOAT)  
DL# 1790AN (CORRECT REGISTRATION NUMBER)  
HIN# US-PSBSA050H819  
SHAWN LAMBERT  
7734 SOUTH COVE RD  
BALTIMORE
- LOT# 10875  
2015 CHEVROLET  
VIN# 2GNALBEK4F1166463
- LOT# 10876  
2020 RAM  
VIN# 1C6RRFFG4LN298894
- LOT# 10877  
2020 CHEVROLET  
VIN# 3GCPWCED8LG177566
- LOT# 10879  
1999 MERCEDES-BENZ  
VIN# WDBJF65H1XA844653
- LOT# 10880A  
2011 FORD  
VIN# 1FTRF3BT6BED11484
- LOT# 10880B  
2003 GMC  
VIN# 1GDJG31U531130188
- LOT# 10880C  
2014 HYUNDAI  
VIN# KMHHT6KD8EU119956
- LOT# 10880D  
2007 FORD  
VIN# 1FMEU73E47UB35264
- LOT# 10880E  
2015 MERCEDES-BENZ  
VIN# WD3PE8CC8F5968888
- LOT# 10880F  
2002 CHEVROLET  
VIN# 3GNFK16ZX2G322151
- LOT# 10880G  
2003 GMC  
VIN# 1GTEK19T13E326058
- LOT# 10881  
1995 CATALINA 32'6" BOAT  
MD# 3792D  
SHIPWRIGHT, LLC  
6047 HERRING BAY RD  
DEALE
- LOT# 10888  
2025 HYUNDAI  
VIN# KMHLM4DG1SU870153
- LOT# 10889  
2021 NISSAN  
VIN# 1N4BZ1CV5MC553622
- LOT# 10890  
2021 NISSAN  
VIN# 1N4BZ1CV0MC556170
- LOT# 10891  
2020 HYUNDAI  
VIN# KM8R34HE3LU104464

- LOT# 10892  
2023 NISSAN  
VIN# 3N1AB8BV4PY297878
- LOT# 10893  
2017 FORD  
VIN# 1FMJK2AT4HEA19664
- LOT# 10894  
2015 FORD  
VIN# 1FMJK1GTXFEF29273
- LOT# 10895  
2017 FORD  
VIN# 1FMCU9GD7HUC17026
- LOT# 10896  
2020 FORD  
VIN# 1FMCU0G68LUB72748
- LOT# 10897  
2012 LINCOLN  
VIN# 2LMDJ8JK0CBL17874

LOT# 10898  
2019 FORD  
VIN# 3FADP4EJXKM148197

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

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

152577 (4-2,4-9)

**LEGALS**

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

**In The Estate Of:  
CHARLES DOUGLAS NUNNERY  
Estate No.: 125066**

**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 **July 2, 2026 at 10:30 A.M.**

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

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

152529 (4-2,4-9)

**LEGALS**

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

**In The Estate Of:  
BICESSE CHARLES  
Estate No.: 140138**

**NOTICE OF JUDICIAL PROBATE**

To all Persons Interested in the above estate:  
You are hereby notified that a petition has been filed by Marie C. Augustin 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 **July 7, 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

152530 (4-2,4-9)

**LEGALS**

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

**In The Estate Of:  
DAMIAN GERARD WARD  
Estate No.: 138601**

**NOTICE OF JUDICIAL PROBATE**

To all Persons Interested in the above estate:  
You are hereby notified that a petition has been filed by Gregory E. Settles 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 **July 8, 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

152531 (4-2,4-9)

**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: **4/2/2026.**

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

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

2005 HONDA ACCORD MD 5GG8266 1HGCM55495A062882

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

2004 JEEP GRAND CHEROKEE MD 021L69 1J8GW68J4C200549

2005 VOLKSWAGEN PASSAT WVWCD63BX5E129603

2015 LAND ROVER RANGE ROVER SALWLR2VF4FA602131

2015 TOYOTA RAV4 MD 5GD8810 2T3WREVE1FW156019

2020 HONDA ACCORD 1HGCV1F33LA042779

2024 TOYOTA RAV4 2T3W1RFV6RW315795

2016 TRAILER KAUFMAN ME 5546058 VGF5022HL000889

2020 TRAILER KAUFMAN ME 5546058 VGF5022HL000889

2003 HONDA ACCORD 1HGCM56693A076634

2009 HYUNDAI SONATA 5NPE146C79H454134

2013 BMW X5 MD 1FP8615 5UXZV4C56D0B23316

2017 FREIGHTLINER CASCADIA IN 241390E 1FUBGADVXHLHP1927

2003 TRAILER WABASH IN P969639 1JJV281WX3L834532

2004 JEEP GRAND CHEROKEE MD 1EH5427 1J4GW48524C424482

2010 TRAILER DRY VAN ME 5123564 1JJV532D8AL344837

2007 CHEVROLET C4 VA TJX5013 1GBE4V1G97F425778

**ABANDONED TRAILER  
BLACK KAUFMAN TRAILER WITH CARS ON IT.  
TAGS: ME 55446058  
LOCATION:  
6699 Columbia Park Dr., Hyattsville, MD 20785**



**ABANDONED TRAILER  
EMPTY BLACK KAUFMAN TRAILER  
VIN: 5VGF5038LL005578  
LOCATION:  
1307 Joyceton Terrace, Kettering, MD 20774**



**ABANDONED TRAILER  
WHITE WABASH TRAILER WITH THE WORD YELLOW WRITTEN IN BLACK LETTERS WITH ORANGE BACKGROUND. ID# 290890  
VIN: 1JJV281WX3L834532 TAG: IN P969639  
LOCATION:  
3931 Penn Belt Pl., Forestville, MD 20747**



**ABANDONED TRAILER  
WHITE DRY VAN DURAPLATE TRAILER  
VIN: 1JJV532D8AL344837 TAGS: 5123564  
LOCATION:  
3931 PENN BELT PL., FORESTVILLE, MD 20747**



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

1988 TRAILER CA 1UJ5053 4V04523JJ029302

2022 DODGE RAM 3500 MD 9ET6173 3C63RRGL5NG134746

2001 WABASH WABASH PA 3853196 1JJV532W1L1686955

2014 MINI COUNTRYMAN MD 7GT4988 WMWZC5C52EWP39553

2013 FORD FUSION VA TEH8067 3FA6P0HRXDR187235

**ABANDONED TRAILER  
WHITE BOX TRUCK TRAILER WITH THE WORDS DAYLIGHT TRANSPORT LOGO ON THE SIDE AND REAR OF TRAILER WITH WEBSITE AND PHONE NUMBER. ID # 459635  
VIN:1H4V04523JJ029302 TAG: CA 1UJ5053  
LOCATION:  
8755 D'Arcy Rd., District Height, MD 20747**



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

1999 TOYOTA SOLARA VA 26630E 2T1CF28P2XC123131

2006 BMW 330I VA TFP5653 WBAVB33546KR74907

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

**LEGALS**

2013 LINCOLN MKS MD 4FJ6216 2LMDJ8JK3DBL37599

2017 NISSAN NV MD 2EW3500 1N6BF0LY8HN810335

2002 TOYOTA COROLLA MD 5DD1067 1NXBR12E12Z566060

2013 LINCOLN MKS MD 4FJ6216 2LMDJ8JK3DBL37599

2006 LAND ROVER RANGE ROVER MD 4FJ6216 SALS5H23436A930918

2004 BMW 745LI MD 2EW3500 WBAGN63424DS48943

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

2012 NISSAN ROUGE EXPEDITION DE PC9165 JN8A55MVXCW366958

2018 FORD AGILITY MD 2EW3500 1FMJK1MT6JEA07334

2017 KYMACO MD 2EW3500 LC2U6G100HC000126

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

2006 HONDA CIVIC 2HFGF12856H507142

2015 JEEP GRAND CHEROKEE MD 1EJ4656 1C4RJFBG5FC716255

2003 AUDI TT VA TGR6278 TRUTC28N031019541

1998 HONDA CIVIC 1HGEJ8146WL130621

2013 VOLKSWAGEN PASSAT CC PA KLD6606 WVVBP7AN6DE561397

2013 FORD FUSION MD 5FG8496 3FA6P0H72DR243800

2013 VOLKSWAGEN PASSAT CC PA KLD6606 WVVBP7AN6DE561397

2013 FORD FUSION MD 5FG8496 3FA6P0H72DR243800

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

2017 JEEP COMPASS DC GR6620 1C4NJD62HD164875

2003 BMW 330I VA 87538HM WBAEV53453KM25545

1968 FORD MUSTANG MD 6CLM8 8R01S164348

2010 MERCEDES BENZ E350 MD 8FP8049 WDDHF8H80AA074980

2013 INFINTI JX35 MD 8FP8049 5N1AL0MM0DC347336

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

2018 AUDI A5 WAUENCF53JA006735

1995 ACURA INTEGRA MD 1Z3076 JH4DC4452S004062

1997 CHEVROLET SUBURBAN MD 684252 3GNFK16R7VG116110

2000 FORD F-450 MD 8CG8285 1FDXW46F0YEB10637

2005 DODGE CARAVAN MD 6DH5608 5Y2SL638852432455

152576 (4-2)

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George's  
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Newspaper  
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301-627-6260  
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**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: **4/10/2026**

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

2003 BUICK LESABRE VA TJA1805 1G4HP52K93U203696

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

1997 FORD F-150 VA TDD6005 1FTDX1862VNA19705  
2005 ACURA MDX VA TLP6925 2HNYD18625H557222

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

2001 FORD EXPEDITION VA TGU7831 1FMFU18L31LA15496  
2005 LINCOLN LS VA TLP9515 1LNHM87AX5Y645179

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

2002 HONDA ACCORD VA TUE6156 1HGCM56347A019432

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

2014 DODGE AVENGER MD 7GV4782 1C3CDZAB8EN105454  
152575 (4-2)

**LEGALS**

**COUNTY COUNCIL HEARINGS**

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

TUESDAY, APRIL 14, 2026  
COUNCIL HEARING ROOM  
WAYNE K. CURRY ADMINISTRATION BUILDING  
1301 MCCORMICK DRIVE  
LARGO, MARYLAND  
<https://pgccouncil.us/LIVE>

2:00 P.M.

Notice is hereby given that on Tuesday, April 14, 2026, the County Council of Prince George's County, Maryland, will hold the following public hearings:

**COUNCIL RESOLUTIONS:**

**CR-010-2026 A RESOLUTION CONCERNING MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION** for the purpose of approving a certain transfer of appropriations within the Recreation Fund of the Approved Fiscal Year 2026 Operating Budget of the Maryland-National Capital Park and Planning Commission.

**CR-019-2026 (DR-2) A RESOLUTION CONCERNING THE LOCAL IMPACT GRANT FUNDS MULTIYEAR PLAN** for the purpose of transmitting the Local Impact Grant Funds Multiyear Plan to the County Council for review and approval.

**COUNCIL BILLS:**

**CB-009-2026 AN ACT CONCERNING COMPENSATION OF ELECTED OFFICIALS** for the purpose of administratively codifying determinations of the 2025-2026 Compensation Review Commission, in accordance with procedures set forth in the Charter and in compliance with State law, including the 2025-2026 Compensation Review Commission's recommendations to amend the compensation of the County Council Members and the County Executive and, including the Chair and Vice Chair of the County Council; making certain references to State law; and generally relating to the compensation of elected officials.

**CB-022-2026 (DR-2) AN ACT CONCERNING SUPPLEMENTARY APPROPRIATIONS** for the purpose of declaring transferring appropriation within the General Fund to provide for costs that were not anticipated and included in the Approved Fiscal Year 2026 Budget.

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

152573 (4-2,4-9)

**LEGALS**

**NOTICE OF JOINT PUBLIC HEARING**

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

Pursuant to provisions of the Land Use Article of the Maryland Annotated Code, as well as Subtitle 29 of the Prince George's County Code, the County Council of Prince George's County, Maryland, sitting as the District Council, and the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission hereby give notice of a joint public hearing in order to receive public testimony concerning the proposed designation of one property in Prince George's County as a Historic Site; specifically, the Weinstein House/Harry's Market (Documented Property 68-074-05), with the street address as follows:

**1. (68-074-05) Weinstein House/Harry's Market, 4221 31st Street, Mount Rainier, MD 20712**

**PUBLIC HEARING DATE/TIME: Monday, May 4, 2026, at 5:30 p.m.**

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

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

**PURPOSE OF PUBLIC HEARING:** To give interested persons the opportunity to give public comment concerning the foregoing proposed Historic Site designation.

**HOW TO PARTICIPATE:**

**In-Person Public Hearing** – The Prince George's County Council will meet in-person. 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.

**Registration to speak in person should be completed by 3:00 p.m. on the day BEFORE the hearing.** On-site registration is now available; however, **advance registration to testify is strongly encouraged.** Speakers will be given 3 minutes to speak. Written comments may be submitted through the close of business on **Tuesday, May 19, 2026**, when the record of public hearing testimony will close. Testimony and comments will not be accepted via social media or by telephone/voice mail message. These policies are in effect until further notice. Any future changes to them will be communicated on the County Council website, County Council social media channels, via Alert Prince George's, and will be shared with the press via a press release.

A copy of the Historic Preservation Commission's recommendation to the Planning Board and the District Council are available through the Historic Preservation Section of The Maryland-National Capital Park and Planning Commission. Please contact the Historic Preservation Section for copies at 301-952-3680.

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

ATTEST:  
Donna J. Brown  
Clerk of the County Council

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

ATTEST:  
Gavin Cohen  
Secretary-Treasurer

152572 (4-2)

**LEGALS**



**Public Hearing**

A public hearing on Ordinance No. O-01-2026, introduced by the Mayor and Council on the 19th of March, will be held at the next Council Meeting on the 20th of April at 7 pm at Town Hall, 6904 Taylor Street, Landover Hills, MD 20784. The Mayor and Council will consider adoption at that meeting. All interested parties are invited to attend and provide comments.

**ORDINANCE O-01-2026**

**AN ORDINANCE OF THE COUNCIL OF THE TOWN OF LANDOVER HILLS AMENDING THE CODE OF THE TOWN OF LANDOVER HILLS, CHAPTER 98 "PARKING, TRAFFIC AND TRUCK REGULATIONS," ARTICLE II "TRAFFIC REGULATION" TO ADD A NEW § 98-11 "STOP SIGN MONITORING SYSTEMS" TO IMPLEMENT THE AUTHORITY OF MD. CODE ANN., TRANSP. ART. § 21-707.1 IN ACCORDANCE WITH THE PROVISIONS THEREOF; TO RENUMBER CURRENT § 98-11 "TRUCK RESTRICTIONS AND OPERATIONAL REQUIREMENTS" AS § 98-12; AND TO AMEND TOWN CODE, § 2802 "PENALTIES" TO IDENTIFY THE PENALTIES FOR VIOLATIONS OF TOWN CODE, § 98-10 AND § 98-11 AND TO REFLECT THE RENUMBERING OF § 98-11 AS § 98-12**

152564 (4-2,4-9)

**LEGALS**

**COUNTY COUNCIL HEARINGS**

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

TUESDAY, APRIL 21, 2026  
COUNCIL HEARING ROOM  
WAYNE K. CURRY ADMINISTRATION BUILDING  
1301 MCCORMICK DRIVE  
LARGO, MARYLAND  
<https://pgccouncil.us/LIVE>

6:00 P.M.

Notice is hereby given that on Tuesday, April 21, 2026, the County Council of Prince George's County, Maryland, will hold the following public hearing:

**THE HOUSING & COMMUNITY DEVELOPMENT ANNUAL ACTION PLAN FY-2027 FEDERAL GRANTS APPLICATION (COUNCIL RESOLUTION NO. 022-2026)**

Pursuant to the provisions of Section 15A-106 of Subtitle 15A, of the Prince George's County Code, the County Council of Prince George's County, Maryland, hereby gives notice that it will hold a public hearing on the Annual Action Plan for FY 2027 submitted by the County Executive on March 20, 2026 for County Council approval.

The purpose of the hearing is to give all interested persons an opportunity to express their views regarding the projects and funding allocations contained in the proposed Annual Action Plan.

The Annual Action Plan reflects the County's most critical housing and community development needs as identified in the FY 2026-2030 Consolidated Plan. Additionally, the Annual Action Plan serves as the grant application for the following federal entitlement program funds: Community Development Block Grant ("CDBG") Program, HOME Investment Partnerships ("HOME") Program, and the Emergency Solutions Grants ("ESG") Program

The County's estimated entitlements for FY 2027 are as follows: Community Development Block Grant (CDBG) - \$5,806,716.00 plus \$533,109.00 (Program Income); HOME Investment Partnership (HOME) - \$2,223,444.75 plus \$997,197.00 (Program Income); and Emergency Solutions Grant (ESG) \$493,358.00 plus \$493,358.00 (Matching Funds). All of these grant programs are administered by the U. S. Department of Housing and Urban Development (HUD).

CR-022-2026 is available for viewing on the County Council's Legislative/Zoning Information System (LZIS) at: <https://pgccouncil.us/LZIS>

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

152574 (4-2,4-9)

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

**LEGALS**

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

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

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

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

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

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

YEAR	MAKE	MODEL	VIN
2016	Nissan	Altima	1N4AL3AP6C273631
2007	Honda	Accord	1HGCM56827A056104
2003	Dodge	Caravan	1D4GP45323B128000
2014	Nissan	Maxima	1N4AA5AP5EC490599
2017	Mazda	6	JM1GL1V57H1136079
2014	Mazda	3	JM1BM1177E1124070
2008	Chrysler	Town&Country	2A8HR54P58R740151
2014	Ford	Focus	1FADP3F28EL273190
2010	Chevy	Malibu	1G1ZC5EB1AF267502
2014	Chevy	Cruze	1G1PG5SB7E7223066
2016	Buick	Encore	KL4CJASB5GB676659
2020	Ford	Mustang	1FA6P8TH2L5186952
2006	GMC	Savanna Van	1GDGG31V361905661
2005	Ford	Taurus	1FAFP58235A180221
2023	Acura	TLX	19UUBSF32PA006706

152571 (4-2)

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**LEGALS**

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

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**1619 ROOSEVELT AVENUE  
 HYATTSVILLE, MD 20785**

By authority contained in a Deed of Trust dated February 9, 2007 and recorded in Liber 27247, Folio 184, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$150,000.00, and an interest rate of 6.250%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

**APRIL 7, 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 \$14,000.00 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

152360 (3-19,3-26,4-2)

**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**

**1012 MONTROSE AVENUE  
 LAUREL, MD 20707**

By authority contained in a Deed of Trust dated June 25, 2005 and recorded in Liber 22952, Folio 572, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$288,000.00, and an interest rate of 3.250%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

**APRIL 7, 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 \$27,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

Richard E. Solomon, et al.,  
 Substitute Trustees

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

152363 (3-19,3-26,4-2)

**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**

**704 CALVERT LANE  
 FORT WASHINGTON, MD 20744**

By authority contained in a Deed of Trust dated September 19, 2005 and recorded in Liber 23854, Folio 632, modified by Loan Modification Agreement recorded on August 8, 2019, at Liber No. 42394, Folio 331, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$210,000.00, 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

**APRIL 14, 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 \$18,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

152466 (3-26,4-2,4-9)

**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**

**8849 EAST GROVE  
 UPPER MARLBORO, MD 20774**

By authority contained in a Deed of Trust dated February 18, 2005 and recorded in Liber 21757, Folio 153, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$109,000.00, and an interest rate of 7.000%, 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

**APRIL 7, 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 \$6,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

Richard E. Solomon, et al.,  
 Substitute Trustees

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

152361 (3-19,3-26,4-2)

**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**

**5107 72ND AVENUE  
 HYATTSVILLE, MD 20784**

By authority contained in a Deed of Trust dated August 27, 2020 and recorded in Liber 44200, Folio 31, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$204,800.00, and an interest rate of 3.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

**APRIL 7, 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 \$18,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

Richard E. Solomon, et al.,  
 Substitute Trustees

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

152362 (3-19,3-26,4-2)

**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**

**5711 LINCOLN AVENUE  
 LANHAM, MD 20706**

By authority contained in a Deed of Trust dated July 26, 2005 and recorded in Liber 22948, Folio 461, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$264,000.00, and an interest rate of 5.125%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

**APRIL 7, 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 \$21,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

Richard E. Solomon, et al.,  
 Substitute Trustees

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

152365 (3-19,3-26,4-2)

*The Prince George's Post!*

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 Serving Prince George's County Since 1932*

**LEGALS**

**ORDER OF PUBLICATION**

OPPIDAN INVESTMENTS, LLC  
c/o: Berman Legal Services  
201 International Circle, Suite 190  
Hunt Valley, Maryland 21030  
Plaintiff,

vs.

Marie Butler  
12410 Ronald Beall Road  
Upper Marlboro, Maryland 20774

AND

The Estate of Marie Butler  
12410 Ronald Beall Road  
Upper Marlboro, Maryland 20774

AND

Prince George's County, Maryland  
Serve: Anthony D. Jones, County Attorney  
1301 McCormick Drive, Suite 4100  
Largo, Maryland 20774

AND

State of Maryland  
Serve: Anthony G. Brown, Attorney General  
Office of the Attorney General  
200 Saint Paul Place  
Baltimore, Maryland 21202

AND

All unknown owners of the Property described below, their heirs, devisees, personal representatives, and their or any of their heirs, devisees, executors, administrators, grantees, assignees, or successors in right, title or interest, and any and all persons having or claiming to have any leasehold or any other interest in the Property and premises situate, described as:  
Account No: 03-0194894  
known as: 12410 Ronald Beall Rd  
Address of 12410 Ronald Beall Road,  
Upper Marlboro, Maryland 20774  
Defendants.

**IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND CIVIL DIVISION CASE NO.: C-16-CV-26-001612**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove 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 the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than nine (9) months and a day from the date of sale has expired.

It is thereupon this 23rd day of March, 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 general circulation in Prince George's County, Maryland once a week for three (3) consecutive weeks, on or before the 10th day of April, 2026, warning all persons having or claiming to have any interest in the property described above appear in this Court by the 19th day of May, 2026, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
152486 (3-26,4-2,4-9)

**LEGALS**

**NOTICE**

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

vs.

Katherine Julia Rogers and Jose Miguel Hernandez Sanchez aka Jose Miguel Hernandez  
Defendants

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

CIVIL NO. C-16-CV-25-004166

**ORDERED**, this 20th day of March, 2026 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 16300 Gales Court, Laurel, Maryland 20707 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 20th day of April, 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 20th day of April, 2026, next.

The report states the amount of sale to be \$442,103.00.

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

152474 (3-26,4-2,4-9)

**ORDER OF PUBLICATION**

TAX AUCTION OF EAST COAST, LLC  
c/o Eskin Law, LLC  
1700 Reisterstown Road, Suite 212  
Pikesville, MD 21208  
Plaintiff,

v.

JOHN HENRY ALLEN AGNEW,  
Prince George's County

Prince George's County

Office of Finance of Prince George's County

State of Maryland  
Office of the Attorney General

SUNTRUST BANK

MARGARET J. AGNEW

JOVETTA WOODARD

PATRICIA ROBINSON

The Testate and Intestate Successors of John Henry Allen Agnew, Believed to Be Deceased, and All Persons Claiming by, Through, or Under the Individual Believed to Be Deceased.

The Testate and Intestate Successors of Margaret J. Agnew, Believed to Be Deceased, and All Persons Claiming by, Through, or Under the Individual Believed to Be Deceased.

All unknown owners of the property (3712 LUMAR DR FORT WASHINGTON 20744 being known as District - 09 Account Identifier - 0916635 with a legal description of LOT 34 EX 500 SQFT & PT LOT 35 EQ 302 SQFT 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-26-001466

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 3712 LUMAR DR FORT WASHINGTON 20744 being known as District - 09 Account Identifier - 0916635 with a legal description of LOT 34 EX 500 SQFT & PT LOT 35 EQ 302 SQFT on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George's County, State of Maryland to TAX AUCTION OF EAST COAST, 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: 3712 LUMAR DR FORT WASHINGTON 20744 being known as District - 09 Account Identifier - 0916635 with a legal description of LOT 34 EX 500 SQFT & PT LOT 35 EQ 302 SQFT 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 17th 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 some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 19th day of May, 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, Maryland

True Copy—Test:  
Mahasin El Amin, Clerk  
152397 (3-26,4-2,4-9)

**LEGALS**

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

P.O. Box 1729  
Upper Marlboro, Maryland 20773

**In The Estate Of: TERRANCE ROBERT BURKE, SR. Estate No.: 119543**

**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 20, 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

152436 (3-26,4-2)

**ORDER OF PUBLICATION**

TAX AUCTION OF EAST COAST, LLC  
c/o Eskin Law, LLC  
1700 Reisterstown Road, Suite 212  
Pikesville, MD 21208  
Plaintiff,

v.

MONICA MEIGAS  
Prince George's County

Prince George's County

Office of Finance of Prince George's County

State of Maryland  
Office of the Attorney General

All unknown owners of the property (3004 STONYBROOK DR BOWIE 20715 being known as District - 07 Account Identifier - 0688630 with a legal description of 10,948.0000 Sq.Ft. & Imps. Somerset At Belair Lot 13 Blk 15 Assmt \$369,833 Lib 48025 Fl 122 and assessed to Meigas Monica, 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-26-001467

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 3004 STONYBROOK DR BOWIE 20715 being known as District - 07 Account Identifier - 0688630 with a legal description of 10,948.0000 Sq.Ft. & Imps. Somerset At Belair Lot 13 Blk 15 Assmt \$369,833 Lib 48025 Fl 122 and assessed to Meigas Monica, on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George's County, State of Maryland to TAX AUCTION OF EAST COAST, 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: 3004 STONYBROOK DR BOWIE 20715 being known as District - 07 Account Identifier - 0688630 with a legal description of 10,948.0000 Sq.Ft. & Imps. Somerset At Belair Lot 13 Blk 15 Assmt \$369,833 Lib 48025 Fl 122 and assessed to Meigas Monica, 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 17th 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 some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 19th day of May, 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, Maryland

True Copy—Test:  
Mahasin El Amin, Clerk  
152398 (3-26,4-2,4-9)

**LEGALS**

**NOTICE**

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

v.

Joe D Johnson  
2209 Brown Station Road  
Upper Marlboro, MD 20774  
Defendant

**In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-24-001961**

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

The Report of Sale states the amount of the foreclosure sale price to be \$244,296.79. The property sold herein is known as 2209 Brown Station Road, Upper Marlboro, MD 20774.

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

152470 (3-26,4-2,4-9)

**LEGALS**

**ORDER OF PUBLICATION**

TAX AUCTION OF EAST COAST, LLC  
c/o Eskin Law, LLC  
1700 Reisterstown Road, Suite 212  
Pikesville, MD 21208  
Plaintiff,

v.

RONALD L. MORRIS,  
Prince George's County

Prince George's County

Office of Finance of Prince George's County

State of Maryland  
Office of the Attorney General

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

YVONNE E. MORRIS

PRLAP, INC.

The Testate and Intestate Successors of Yvonne E. Morris, Believed to Be Deceased, and All Persons Claiming by, Through, or Under the Individual Believed to Be Deceased.

All unknown owners of the property (16301 ABBEY DR BOWIE 20715 being known as District - 07 Account Identifier - 0815100 with a legal description of 47,191.0000 Sq.Ft. & Imps. Sherwood Manor Lot 12 Blk A Assmt \$481,367 Lib 05369 Fl 559 and assessed to Morris Ronald L. & Yvonne 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-26-001468

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 16301 ABBEY DR BOWIE 20715 being known as District - 07 Account Identifier - 0815100 with a legal description of 47,191.0000 Sq.Ft. & Imps. Sherwood Manor Lot 12 Blk A Assmt \$481,367 Lib 05369 Fl 559 and assessed to Morris Ronald L. & Yvonne E. on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George's County, State of Maryland to TAX AUCTION OF EAST COAST, 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: 16301 ABBEY DR BOWIE 20715 being known as District - 07 Account Identifier - 0815100 with a legal description of 47,191.0000 Sq.Ft. & Imps. Sherwood Manor Lot 12 Blk A Assmt \$481,367 Lib 05369 Fl 559 and assessed to Morris Ronald L. & Yvonne 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 17th 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 some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 19th day of May, 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, Maryland

True Copy—Test:  
Mahasin El Amin, Clerk  
152399 (3-26,4-2,4-9)

**NOTICE**

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

vs.

Jose Rubio Hernandez, Elder Ortiz Osorio and Jocelyn Rubio  
Defendant

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

CIVIL NO. C-16-CV-25-005005

**ORDERED**, this 20th day of March, 2026 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 5007 Odessa Road, College Park, Maryland 20740 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 20th day of April, 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 20th day of April, 2026, next.

The report states the amount of sale to be \$377,000.00.

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

152473 (3-26,4-2,4-9)

**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.

John S. Coates  
903 Balsamtree Place  
Capitol Heights, MD 20743

Defendant

**In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-25-006988**

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

The Report of Sale states the amount of the foreclosure sale price to be \$283,113.29. The property sold herein is known as 903 Balsamtree Place, Capitol Heights, MD 20743.

MAHASIN EL AMIN  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
152471 (3-26,4-2,4-9)

**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.

Jamar Shaw,  
a/k/a Jamar C Shaw  
3200 Scarlet Oak Terrace  
Bowie, MD 20715

Defendant

**In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-25-006989**

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

The Report of Sale states the amount of the foreclosure sale price to be \$56,835.86, subject to. Prior Mortgage. The property sold herein is known as 3200 Scarlet Oak Terrace, Bowie, MD 20715.

MAHASIN EL AMIN  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
152472 (3-26,4-2,4-9)

**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**

**503 CAPITOL HEIGHTS BOULEVARD  
CAPITOL HEIGHTS, MD 20743**

By authority contained in a Deed of Trust dated February 12, 2016 and recorded in Liber 37943, Folio 550, 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

**APRIL 14, 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 \$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

152481 (3-26,4-2,4-9)

**LEGALS**

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

P.O. Box 1729  
Upper Marlboro, Maryland 20773

**In The Estate Of: MARY C. FAISON AKA: CARLENE FAISON Estate No.: 138444**

**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 **May 20, 2026 at 10:30 A.M.**

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