

The Prince George's Post

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LEGALS

SUMMARY NOTICE OF SALE

PRINCE GEORGE'S COUNTY, MARYLAND

\$266,995,000*	\$63,140,000*
General Obligation	General Obligation
Consolidated Public Improvement Bonds, Series 2026A (the "Series 2026A Bonds")	Consolidated Public Improvement Refunding Bonds, Series 2026B (the "Series 2026B Bonds")

Prince George's County, Maryland, a body corporate and politic (the "County"), intends to receive electronic proposals via BiDCOMP/PARITY® on:

Wednesday, May 27, 2026

until 10:00 a.m. Prevailing Eastern Time for the purchase of the Series 2026A Bonds and until 10:30 a.m. Prevailing Eastern Time for the purchase of the Series 2026B Bonds. The Series 2026A Bonds and the Series 2026B Bonds are collectively referred to herein as the "Bonds".

The Series 2026A Bonds will be dated the date of issuance and bear interest payable beginning on February 1, 2027 and semiannually thereafter on each August 1 and February 1 until maturity or earlier redemption. The Series 2026B Bonds will be dated the date of issuance and bear interest payable beginning on January 1, 2027 and semiannually thereafter on each July 1 and January 1 until maturity. All proposals must be submitted through BiDCOMP/PARITY®. Bids will be accepted pursuant to the Notices of Sale for the Bonds.

If no acceptable bids are received on such date, the County will receive proposals for the Bonds on such later day as shall be determined by the County until the Bonds are sold or this Notice is withdrawn by the County. The principal amount of the Bonds is subject to adjustment as further provided in the Notices of Sale. Any such changes will be communicated by the County through BiDCOMP/PARITY®. The County reserves the right to reject any or all bids.

In addition, notice of any change in the date or time for receiving proposals for the Bonds will be communicated by the County through BiDCOMP/PARITY®.

Each bid must conform to the terms and conditions set forth in the Notices of Sale. This announcement does not constitute the solicitation of bids to purchase the Bonds. The sale of the Bonds shall be made exclusively pursuant to the terms of the Notices of Sale.

The Notices of Sale and the Preliminary Official Statement issued in connection with the sale of the Bonds may be obtained on or after May 19, 2026 at www.imagemaster.com or from the County's Municipal Advisor: Public Resources Advisory Group, by contacting Monika Conley at (212) 380-5275 (mconley@pragadvisors.com) or Christian Lund at (212) 380-5267 (clund@pragadvisors.com).

*Preliminary, subject to change.

PRINCE GEORGE'S COUNTY, MARYLAND
By **Aisha N. Braveboy**
County Executive

152917 (5-14,5-21)

LEGALS

REQUEST FOR APPLICATIONS SINGLE-FAMILY HOMEOWNER OCCUPIED HOUSING REHABILITATION PROGRAM SERVICES

On May 8, 2026, The Redevelopment Authority of Prince George's County (RDA) in partnership with the Prince George's County Department of Housing and Community Development (PGCDHCD), will publish "RFA NO. 2026-01 Single-Family Homeowner Occupied Housing Rehabilitation Program Services".

The RDA is seeking applications from eligible applicants to administer the daily operations of the Prince George's County's Housing Rehabilitation Assistance Program for owner-occupied single-family properties. Applicants must possess demonstrated experience providing the services described in the RFA, and a working knowledge of the federal funding requirements of the Community Development Block Grant (CDBG) program, governing this Program.

The Housing Rehabilitation Assistance Program was established to provide a resource to enable single-family, owner-occupied, homeowners to rehabilitate their residence to maintain safe, decent and quality housing. This program commits to upgrading the stock of older homes and neighborhoods, reviving them into safer, economically viable, and more desirable residential structures.

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

For questions, please contact:

Ashlee Green
Senior Manager, Redevelopment and Revitalization
Redevelopment Authority
9200 Basil Court, Suite 504
Largo, Maryland 20774
ANGreen@co.pg.md.us

152909 (5-7,5-14)

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
2014	Hyundai	Santa Fe	KM8SN4HFEXE051222
2006	Acura	TSX	JH4CL96986C004317
2008	GMC	Yukon	1GKFK63838J175359
2012	Toyota	Yaris	JTDBT4K30CL037390
2008	Pontiac	Torrent	2CKDL33F286338408
2007	Nissan	Quest	5N1BV28U97N117193
2008	Mercury	Milan	3MEHM02198R654177
2002	SAAB	9-3	Y53DF55K322032013
2011	Kia	Forte	KNAFW6A30B5336805
2013	Nissan	Altima	1N4AL3AP2DN522717

152966 (5-14)

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

LEGALS

City of Hyattsville Police Department Unclaimed Property Auction

The City of Hyattsville Police Department currently has the following unclaimed properties in storage. Certified letters have been issued to the last known owners with an intent to sell. All property remaining unclaimed will be publicly auctioned off to the highest bidder, through GovDeals.com, starting May 20, 2026.

If you recently received a letter from the Department or believe you may be the owner of an item, please call (301) 985-5060 or email property@hyattsville.org.

Bikes/Scooters:

- Blue Trek 830 (23-1819)
- Black / Red Diamondback (24-0308)
- Blue Step Through Cruiser (24-0770)
- Gray / Purple Kent Mountain Bike (25-0977)
- Dynacraft Mountain Bike (25-0977)
- Mongoose BMX (25-2109)
- White Genesis Bike (25-2354)
- Black Wookan eBike (25-2354)
- Orange Specialized Bike (25-2647)

Other Items:

- 25-2330
 - Hilti Angle Grinder
 - Milwaukee Sawzall
 - Milwaukee Rotary Hammer
 - Vector Compressor / Jump Box
 - JBL Speaker / Amp
 - DeWalt Cordless Screwdriver w/ Charger

152908 (5-7,5-14)

LEGALS

The City of Glenarden Budget Hearing on the Proposed Fiscal Year 2027 Budget will take place on Wednesday, May 27, 2026, at 7:30pm (In-Person) - in the Council Chamber, 8600 Glenarden Parkway, Glenarden, Maryland 20706 - see City website for details to attend via Zoom.

A copy of the Proposed FY 27 Budget is available for public inspection at the James R. Cousins Jr. Municipal Center, 8600 Glenarden Parkway, Glenarden, Maryland 20706, on Monday thru Friday from 8:30am to 5:00pm.

City of Glenarden FY2027 Proposed Budget

Proposed FY27 Budget

	FY27 Proposed Budget
GENERAL FUND	
REVENUES - GENERAL FUND	\$7,383,552
EXPENDITURES - GENERAL FUND	\$6,820,383
Subtotal - Budget Surplus / (Deficit)	\$563,169

SPECIAL REVENUE FUND

Special Police Grant	
Revenues	\$1,895,000
Expenditures	\$1,895,000
Subtotal - Budget Surplus/(Deficit)	(\$0)

PEG Grant	
Revenues	\$48,000
Expenditures	\$48,000
Subtotal - Budget Surplus/(Deficit)	(\$0)

Camera Photo Enforcement	
Revenues	\$1,350,000
Expenditures	\$159,840
Subtotal - Budget Surplus / (Deficit)	\$1,190,160

GLENARDEN FARMERS MARKET	
Revenues	\$30,000
Expenditures	\$20,500
Subtotal - Budget Surplus / (Deficit)	\$9,500

Total Surplus (Deficit) - All SPECIAL REVENUE FUNDS	\$1,199,660
--	--------------------

CAPITAL PROJECTS FUND

Financing Sources	\$5,155,169
Capital Projects Expenditures	\$4,351,000
Subtotal - Budget Surplus / (Deficit)	\$804,169
Capital Projects	
Total Budget Surplus - All Governmental Funds	\$2,003,829

ENTERPRISE FUND BUDGET (GAAP BASIS)

Operating Revenues	\$189,033
Operating Expenses	\$188,776
Surplus / (Deficit) - Enterprise Fund	\$257

152965 (5-14)

NOTICE TO CREDITORS OF APPOINTMENT OF FOREIGN PERSONAL REPRESENTATIVE

NOTICE IS GIVEN that the Orphan of Wills Court of Prince George's County, Maryland appointed Robbyn S. Johnson, whose address is 2315 St Clair Dr, Temple Hills, MD 20748, as the Personal Representative of the Estate of Lucie Althea Shepherd who died on March 27, 2022 domiciled in Washington D.C.

The Maryland resident agent for service of process is Robbyn Johnson, whose address is 2315 St Clair Drive, Temple Hills, Maryland 20748.

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, 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 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.

ROBBYN S. JOHNSON
Foreign Personal Representative

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

Estate No. 139794
152825 (4-30,5-7,5-14)

LEGALS

NOTICE TO CREDITORS OF APPOINTMENT OF FOREIGN PERSONAL REPRESENTATIVE

NOTICE IS GIVEN that the Circuit Court of Duval County, Florida appointed Michele Smith, whose address is 7310 Amandas Crossing Dr, Jacksonville, FL 32244-6171, as the Personal Representative of the Estate of Dorothy Fenty who died on August 25, 2025 domiciled in State of Florida.

The Maryland resident agent for service of process is Steven Wilson, whose address is 692 Winding Stream Way, Unit 303, Odenton, MD 21113.

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.

MICHELE 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. 139245
152824 (4-30,5-7,5-14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

842 CHATSWORTH DRIVE ACCOKEEK, MD 20607

By authority contained in a Deed of Trust dated May 27, 2016 and recorded in Liber 38342, Folio 498, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$252,340.00, and an interest rate of 4.875%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JUNE 2, 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

152918 (5-14,5-21,5-28)

The Prince George's Post

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LEGALS

CITY OF SEAT PLEASANT LEGISLATION ADOPTED CITY COUNCIL PUBLIC HEARING WEDNESDAY, APRIL 29, 2026

CHARTER AMENDMENT RESOLUTION NO. CA-26-01 A CHARTER AMENDMENT RESOLUTION OF THE COUNCIL OF THE CITY OF SEAT PLEASANT AMENDING C-901, CHIEF FINANCIAL OFFICER, OF THE CHARTER OF THE CITY OF SEAT PLEASANT (as published in Municipal Charters of Maryland, Vol. 13), pursuant to the authority of Article XI-E of the Constitution of Maryland and §§ 4-302(1) and 4-304 of the Local Government Article of the Maryland Annotated Code for the of providing that the Chief Financial Officer shall be the CITY TREASURER.

The amendments to the Charter contained in the Charter Amendment Resolution will become effective on June 16, 2026, subject to the provisions of Article 23A, Section 13 of the Annotated Code of Maryland regarding the right of the qualified voters of the City to petition the proposed amendments to referendum on or before June 5, 2026. The Resolution shall be posted and can be viewed in its entirety on the city's website or City Hall (address below) through at least June 5, 2026.

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

Seat Pleasant City Hall
6301 Addison Rd.
Seat Pleasant, MD 20743

152976 (5-14,5-21,5-28,6-4)

LEGALS

ORDER OF PUBLICATION

LESLIE C. WILLIAMS
4202 Kaywood Drive, Apt 3
Mount Rainier, MD 20712
Plaintiff,
v.

MARIE M. ROGERS (DECEASED)
A.K.A. MARIE ROGERS
LAST KNOWN ADDRESS
7 DECATUR AVENUE
ANNAPOLIS, MD 21403

AND

THE TESTATE AND INTESTATE SUCCESSORS OF MARIE M. ROGERS (DECEASED)
A.K.A. MARIE ROGERS,
BELIEVED TO BE DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE INDIVIDUAL BELIEVED TO BE DECEASED

AND

PHILLIPS C. ROGERS (DECEASED)
A.K.A. PHILLIPS C. ROGERS
LAST KNOWN ADDRESS
7 DECATUR AVENUE
ANNAPOLIS, MD 21403

AND

THE TESTATE AND INTESTATE SUCCESSORS OF PHILLIPS C. ROGERS A.K.A. PHILLIPS C. ROGERS, BELIEVED TO BE DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE INDIVIDUAL BELIEVED TO BE DECEASED

AND

JAMES W. ROGERS, JR (DECEASED)
A.K.A. JAMES ROGERS, JR
LAST KNOWN ADDRESS
3855 WAYSON ROAD
BALTIMORE, MD 21213

AND

THE TESTATE AND INTESTATE SUCCESSORS OF JAMES W. ROGERS, JR, A.K.A. JAMES ROGERS, JR, BELIEVED TO BE DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE INDIVIDUAL BELIEVED TO BE DECEASED

PRINCE GEORGE'S COUNTY,
Serve on:
Anthony D. Jones
County Attorney
Prince George's County
Office of Law
1301 McCormick Drive, Ste 4100
Largo, MD 20774

AND

All persons that have or claim to have any interest in the property and premises situate, lying and being in Prince George's County described on the Tax Rolls of Prince George's County and Collector of Taxes for the State of Maryland known as:

Tax Account No.: 02-0154773
OUTLOT B
Defendants

**IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY
CASE NO. C-16-CV-26-002269**

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

Tax Account No.: 02-0154773

Commonly known as: Outlot B, Chesapeake Street, Hyattsville, Maryland 20781

More particularly described as: Outlot B in Block D, Rogers Heights subdivision, as recorded in Plat Book WW16, Plat No. 6 among the Land Records of Prince George's County, Maryland.

Also known as: Lot 4, Block 15, Decatur Street, Rogers Heights, Prince George's County, Maryland 20781.

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

IT IS THEREUPON, this 20th day of April, 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 a newspaper of general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 23rd day of June, 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 in the Plaintiff, 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
152795 (4-30,5-7,5-14)

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

CITATION BY PUBLICATION

IN THE INTEREST OF:

AVIYANA SAFARI ROBINSON
MINOR CHILD(REN)

**THE STATE OF TEXAS
In the 245th Judicial District Court of Harris County, Texas
CAUSE NO: 2025-44579**

THE STATE OF TEXAS
COUNTY OF HARRIS

TO THE SEERIFF OR ANY CONSTABLE OF TEXAS OR OTHER AUTHORIZED PERSON

TO ROBINSON, AARON
AND TO ALL WHOM IT MAY CONCERN,
RESPONDENT(S)

You have been sued. You may employ an attorney. If You or your attorney do not file a written answer with the Clerk who issued this citation by 10:00 a.m. on the Monday next following the expiration of 20 days after you were served this citation and **AMENDED PETITION FOR TERMINATION AND ADOPTION**, a default judgment may be taken against you. The Petition of, **TARA LATRESSE MC DANIEL**, Petitioner, was filed in the 245th District Court of Harris County, Texas, on the 18TH day of AUGUST, 2025, Against Respondent, **AARON ROBINSON**, numbered, **2025-44579** and entitled "In the Interest of" **AVIYANA SAFARI ROBINSON** A child (or children).

The suit requests **AMENDED PETITION FOR TERMINATION AND ADOPTION**

The date and place of birth of the child (children) who is (are) subject of the suit

AVIYANA SAFARI ROBINSON
FEMALE; DOB: 3/11/2016; PLACE OF BIRTH: CHEVERLY, PRINCE GEORGE'S, AND MARYLAND

"THE COURT HAS AUTHORITY IN THIS SUIT TO ENTER ANY JUDGMENT OR DECREE IN THE CHILD'S (CHILDREN'S) INTEREST WHICH WILL BE BINDING UPON YOU INCLUDING THE TERMINATION OF THE PARENT-CHILD RELATIONSHIP, THE DETERMINATION OF PATERNITY AND THE APPOINTMENT OF A CONSERVATOR WITH AUTHORITY TO CONSENT TO THE CHILD'S (CHILDREN'S) ADOPTION."

ISSUED AND GIVEN UNDER MY HAND AND SEAL OF SAID COURT AT HOUSTON TEXAS ON THIS THE 14TH Day of APRIL, 2026.

NEWSPAPER: PRINCE GEORGE POST
Issued at request of:
ANNE E KENNEDY
ADDRESS: 1227 HEIGHTS BOULEVARD
HOUSTON, TX 77008
BAR NO # 24038201

MARILYN BURGESS
District Clerk
Harris County, Texas
201 Caroline, Houston, TX 77002
PO Box 4651 Houston TX 77210

BY Tunisia Davidson, Deputy
152781 (4-23,4-30,5-7,5-14)

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

IN RE ADOPTION/ GUARDIANSHIP OF JUSTIN A.

Case No. C-16-FM-25-002684

DHS NOTICE

To: **JUAN CARLOS ANDINO**, Biological Father: You are hereby notified that an adoption case has been filed in the Circuit Court for Prince George's County, Adoption No. **C-16-FM-25-002684**. All persons who believe themselves to be the parent of a Male child born on July 28, 2012 in Bronx county, New York, to Viviana Walker, birth date September 22, 1997, shall file a written response. A copy of the show cause order may be obtained from the Clerk's Office at the Circuit Court for Prince George's County, Maryland, 14735 Main Street, Upper Marlboro, Maryland 20772, and telephone number: 301-952-5206. If you do not file a written objection by **30 days** from the date this notice appears in a **Prince George's County Newspaper**, you will have agreed to the permanent loss of your parental rights to this child.

152832 (4-30,5-7,5-14)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of: MICHAEL DAVID BROCHU
Estate No.: 133817

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Allan Foster 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 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
152879 (5-7,5-14)

LEGALS

LM File No.: 1751-00214

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

ORDER OF PUBLICATION

Lands Venture Capital, LLC,
Plaintiff,
vs.

Michelle Simon, Esq., Personal Representative of the Estate of Tommie T. Broadwater, Jr.; Prince George's County, Maryland; and any all unknown owners of the property and premises situate in Prince George's County, Maryland, described as 9,862.0000 Sq.Ft. Highland Park Lot 4 Blk 19 Assmt \$53,767 Lib 03917 Fl 473 and being identified on the Tax Roll as Parcel ID: 18-1995224, and which may be known as Vacant lot on Elsa Ave., Hyattsville, 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 9,862.0000 Sq.Ft. Highland Park Lot 4 Blk 19 Assmt \$53,767 Lib 03917 Fl 473 and being identified on the Tax Roll as Parcel ID: 18-1995224, and which may be known as Vacant lot on Elsa Ave., Hyattsville, MD 20785,
Defendants.

**In the Circuit Court for Prince George's County, Maryland
Case No. C-16-CV-26-002335 (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 9,862.0000 Sq.Ft. Highland Park Lot 4 Blk 19 Assmt \$53,767 Lib 03917 Fl 473 and being identified on the Tax Roll as Parcel ID: 18-1995224, and which may be known as Vacant lot on Elsa Ave., Hyattsville, MD 20785.

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

It is thereupon this 20th day of April, 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 20th day of May, 2026, warning all persons interested in the property to appear in this Court by the 22nd day of June, 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
152794 (4-30,5-7,5-14)

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.

Robert Joseph Kidwell Jr

AND

Patrice Asantewa Swift-Taylor

AND

Shaquille Proctor
14510 Grace Kellen Avenue
Brandywine, MD 20613
Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No. C-16-CV-25-006634**

Notice is hereby given this 30th day of April, 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 30th day of May, 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 30th day of May, 2026.

The Report of Sale states the amount of the foreclosure sale price to be \$370,000.00. The property sold herein is known as 14510 Grace Kellen Avenue, Brandywine, MD 20613.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
152901 (5-7,5-14,5-21)

NOTICE

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

Steven L. Gray

AND

Herbert L. Minor

2428 E Rosecroft Village Circle
Oxon Hill, MD 20745
Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF22-16992**

Notice is hereby given this 30th day of April, 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 1st day of June, 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 1st day of June, 2026.

The Report of Sale states the amount of the foreclosure sale price to be \$313,785.88. The property sold herein is known as 2428 E Rosecroft Village Circle, Oxon Hill, MD 20745.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
152898 (5-7,5-14,5-21)

LEGALS

NOTICE

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

Nicola A. Samuels,
a/k/a Nicola A Greenwood
9200 Edwards Way #1108
Hyattsville, MD 20783
Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. C-16-CV-26-000054**

Notice is hereby given this 22nd day of April, 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 22nd day of May, 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 22nd day of May, 2026.

The Report of Sale states the amount of the foreclosure sale price to be \$99,358.80. The property sold herein is known as 9200 Edwards Way #1108, Hyattsville, MD 20783.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
152830 (4-30,5-7,5-14)

LEGALS

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

NOTICE TO CREDITORS OF A SETTLOR OF A REVOCABLE TRUST

To all persons interested in the Trust of Irma S. Sheon dated October 11, 1989, as amended from time to time:

This is to give notice that Irma S. Sheon died on April 7, 2026. Before the decedent's death, the decedent created a revocable trust for which Sarah Gerecke of 241 W 259th Street, Bronx, NY 10471, Amy Sheon of 1805 Rockville Pike, #1405, Rockville, MD 20852, and David Sheon of 2610 E Aloha St., Seattle, WA 98112, are the current Trustees.

To have a claim satisfied from the property of this trust, a person who has a claim against the decedent must present the claim on or before the date that is six months after the date of the first publication of this notice to the undersigned Trustees at the addresses stated above. The claim must include the following information: a verified written statement of the claim indicating its basis; the name and address of the claimant; if the claim is not yet due, the date on which it will become due; if the claim is contingent, the nature of the contingency; if the claim is secured, a description of the security; and the specific amount claimed.

Any claim not presented to the trustee on or before that date or any extension provided by law is unenforceable.

Sarah Gerecke, Amy Sheon,
and David Sheon
Trustees
152841 (4-30,5-7,5-14)

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.

Ngozi Onyewu
9901 Cranapple Court
Springdale, MD 20774
Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. C-16-CV-26-000207**

Notice is hereby given this 22nd day of April, 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 22nd day of May, 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 22nd day of May, 2026.

The Report of Sale states the amount of the foreclosure sale price to be \$377,053.07. The property sold herein is known as 9901 Cranapple Court, Springdale, MD 20774.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
152829 (4-30,5-7,5-14)

NOTICE

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

Marion Tyler, c/o Christa Spoon

AND

Bernadette Simms, Personal Representative for the Estate of Marion W. Tyler
6610 Foster Street
District Heights, MD 20747
Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF22-13032**

Notice is hereby given this 30th day of April, 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 1st day of June, 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 1st day of June, 2026.

The Report of Sale states the amount of the foreclosure sale price to be \$309,402.53. The property sold herein is known as 6610 Foster Street, District Heights, MD 20747.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
152900 (5-7,5-14,5-21)

NOTICE

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

Paul D. Adkins Sr.

AND

Elinor S. Dodson Adkins

6712 Chatham Park Drive
Brandywine, MD 20613
Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No. C-16-CV-25-000868**

Notice is hereby given this 30th day of April, 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 1st day of June, 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 1st day of June, 2026.

The Report of Sale states the amount of the foreclosure sale price to be \$672,071.91. The property sold herein is known as 6712 Chatham Park Drive, Brandywine, MD 20613.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
152899 (5-7,5-14,5-21)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF HOWARD LEONARD NORRIS JR

Notice is given that LATANYA NORRIS, whose address is 924 Cypress Point Cir, Bowie, MD 20721-2304, was on April 30, 2026 appointed personal representative of the small estate of Howard Leonard Norris Jr, who died on October 12, 2024 without a will.

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

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

LATANYA 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. 141313
152933 (5-14)

LEGALS

NOTICE

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

Burnetta A. Pinkney
aka Burnetta A. Evans and Estate of Eddie L. Evans
Defendants

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

CIVIL NO. C-16-CV-26-000029

ORDERED, this 24th day of April, 2026 by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 1825 Dutch Village Drive, Hyattsville, Maryland 20785 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 25th day of May, 2026 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 25th day of May, 2026, next

LEGALS

ORDER OF PUBLICATION

COLUMBIA LIENS LLC
Plaintiff,

v.

MARGUERITE M REED
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT
HAVE OR CLAIM TO HAVE ANY
INTEREST IN THE PROPERTY
1831 S ADDISON RD UNIT 1831,
DISTRICT HEIGHTS, MD 20747,
Parcel No. 06-0557512,

And

ANY UNKNOWN OWNER OF
THE PROPERTY 1831 S ADDISON
RD UNIT 1831, DISTRICT
HEIGHTS, MD 20747, Parcel No.
06-0557512, the unknown owner's
heirs, devisees, and personal repre-
sentatives and their or any of their
heirs, devisees, executors, adminis-
trators, grantees, assigns or suc-
cessors in right, title and interest.

Defendants.

**In the Circuit Court for
Prince George's County, Maryland
Case No. C-16-CV-26-002541**

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty Parcel Identification Number
06-0557512 in Prince George's
County, sold by the Collector of
Taxes for Prince George's County
and the State of Maryland to the
plaintiff in this proceeding:

UNIT 1831 GROUP IX

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

It is thereupon this 28th day of
April, 2026, by the Circuit Court for
Prince George's County, That notice
be given by the insertion of a copy
of this order in some newspaper
having a general circulation in
Prince George's County once a
week for 3 successive weeks, warn-
ing all persons interested in the
property to appear in this Court by
the 30th day of June, 2026, and
redeem the property with Parcel Iden-
tification Number 06-0557512 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

152846 (5-7,5-14,5-21)

ORDER OF PUBLICATION

COLUMBIA LIENS LLC
Plaintiff,

v.

SINDY P HERNANDEZ
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT
HAVE OR CLAIM TO HAVE ANY
INTEREST IN THE PROPERTY
1806 METZEROTT RD UNIT 206,
HYATTSVILLE, MD 20783, Parcel
No. 17-1947704,

And

ANY UNKNOWN OWNER OF
THE PROPERTY 1806 METZE-
ROTT RD UNIT 206, HY-
ATTSVILLE, MD 20783, Parcel No.
17-1947704, the unknown owner's
heirs, devisees, and personal repre-
sentatives and their or any of their
heirs, devisees, executors, adminis-
trators, grantees, assigns or suc-
cessors in right, title and interest.

Defendants.

**In the Circuit Court for
Prince George's County, Maryland
Case No. C-16-CV-26-002544**

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty Parcel Identification Number
17-1947704 in Prince George's
County, sold by the Collector of
Taxes for Prince George's County
and the State of Maryland to the
plaintiff in this proceeding:

BLDG 6 UNIT 206

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

It is thereupon this 28th day of
April, 2026, by the Circuit Court for
Prince George's County, That notice
be given by the insertion of a copy
of this order in some newspaper
having a general circulation in
Prince George's County once a
week for 3 successive weeks, warn-
ing all persons interested in the
property to appear in this Court by
the 30th day of June, 2026, and
redeem the property with Parcel Iden-
tification Number 17-1947704 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

152847 (5-7,5-14,5-21)

LEGALS

ORDER OF PUBLICATION

Wright Properties, LLC
Petitioner,

v.

Arturo Cruz Benitez

And

Trustworthy Mortgage Corporation

And

Tesla Inc.

And

Prince George's County, Maryland

And

UNKNOWN OCCUPANT (if any)
Leasing the property at
61st Ave, Capitol Heights, MD
20743

And

ALL OTHER PERSONS THAT
HAVE OR CLAIM TO HAVE ANY
INTEREST IN THE PROPERTY:
61st Ave, Capitol Heights, MD
20743, Parcel No. 18-1999226

And

UNKNOWN OWNERS OF THE
PROPERTY:
1st Ave, Capitol Heights, MD 20743,
Parcel No. 18-1999226

The unknown owner's heirs, de-
visees, and Personal Representa-
tives and their or any of their heirs,
devisees, executors, administrators,
grantees, assigns, or successors in
right, title and interest

Defendants.

**In the Circuit Court for
Prince George's County
Case No.: C-16-CV-26-002683**

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

All that property in Prince
George's County described as:
**Tax Account Number: 18-
1999226, Lots 267, 268 3,960.0000
Sq.Ft. Sylvan Vista Blk L Assmt
\$700 Lib 46819 Fl 136 and as-
sessed to Benitez Arturo Cruz.**

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

It is thereupon this 4th day of May,
2026, by the Circuit Court for Prince
George's County, That notice be
given by the insertion of a copy of
this order in some newspaper hav-
ing a general circulation in Prince
George's County once a week for 3
successive weeks, warning all per-
sons interested in the property to
appear in this Court by the 7th day
of July, 2026, and redeem the prop-
erty with Parcel Identification Num-
ber 18-1999226 and answer the
complaint or thereafter a final judg-
ment will be entered foreclosing all
rights of redemption in the prop-
erty, 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

152915 (5-14,5-21,5-28)

Perneita Farrar Esq
7310 Ritchie Hwy Ste 200
Glen Burnie, MD 21061-3129
240-241-0061

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ERNEST S PALMER SR

Notice is given that Ernest Palmer
Jr, whose address is 15021 Ventura
Blvd PMB 437, Sherman Oaks, CA
91403-2442, was on July 17, 2024
appointed Personal Representative of
the estate of ERNEST S PALMER SR
who died on December 29, 2022 with
a will.

Further information can be ob-
tained by reviewing the estate file in
the office of the Register of Wills or
by contacting the personal representa-
tive or the attorney.

All persons having any objection
to the probate of the will of the deced-
ent shall file their objections with
the Register of Wills on or before the
17th day of January, 2025.

Any person having a claim against
the decedent must present the claim
to the undersigned personal repre-
sentative or file it with the Register
of Wills with a copy to the under-
signed on or 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.

ERNEST PALMER JR
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 127731

152884 (5-7,5-14,5-21)

ORDER OF PUBLICATION

Wright Properties, LLC
Petitioner,

v.

Emigdio Castanon

And

State of Maryland

And

Prince George's County, Maryland

And

UNKNOWN OCCUPANT (if any)
Leasing the property at
52nd Ave, Hyattsville, MD 20781

And

ALL OTHER PERSONS THAT
HAVE OR CLAIM TO HAVE ANY
INTEREST IN THE PROPERTY:
52nd Ave, Hyattsville, MD 20781,
Parcel No. 16-1795152

And

UNKNOWN OWNERS OF THE
PROPERTY:
52nd Ave, Hyattsville, MD 20781,
Parcel No. 16-1795152

The unknown owner's heirs, de-
visees, and Personal Representa-
tives and their or any of their heirs,
devisees, executors, administrators,
grantees, assigns, or successors in
right, title and interest

Defendants.

**In the Circuit Court for
Prince George's County
Case No.: C-16-CV-26-002684**

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

All that property in Prince
George's County described as:
**Tax Account Number: 16-
1795152, S 39.5 Ft Lot 9 Ex 180 Sq
Ft W 9 0 Ft 8,115.0000 Sq.Ft. East
Hyattsville Blk H Assmt \$1,600
Lib 17390 Fl 081 and assessed to
Castanon Emigdio.**

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

It is thereupon this 4th day of May,
2026, by the Circuit Court for Prince
George's County, That notice be
given by the insertion of a copy of
this order in some newspaper hav-
ing a general circulation in Prince
George's County once a week for 3
successive weeks, warning all per-
sons interested in the property to
appear in this Court by the 7th day
of July, 2026, and redeem the prop-
erty with Parcel Identification Num-
ber 16-1795152 and answer the
complaint or thereafter a final judg-
ment will be entered foreclosing all
rights of redemption in the prop-
erty, 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

152916 (5-14,5-21,5-28)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**DAULATKHANU NOORALI
SAYANI
AKA: DAULATKHANU
NOORALI SAYANI**

Notice is given that Jamil N Sayani,
whose address is 14302 Indian Head
Hwy, Accokeek, MD 20607-2703,
was on April 21, 2026 appointed Per-
sonal Representative of the estate of
DAULATKHANU NOORALI
SAYANI who died on March 22, 2026
with a will.

Further information can be ob-
tained by reviewing the estate file in
the office of the Register of Wills or
by contacting the personal representa-
tive or the attorney.

All interested persons or unpaid
claimants having any objection to
the appointment of the personal
representative shall file their objec-
tion with the Register of Wills on or
before the 21st day of October, 2026.

All persons having any objection
to the probate of the will of the deced-
ent shall file their objections with
the Register of Wills on or before the
21st day of October, 2026.

Any person having a claim against
the decedent must present the claim
to the undersigned personal repre-
sentative or file it with the Register
of Wills with a copy to the under-
signed on or 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.

JAMIL N SAYANI
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 141136

152811 (4-30,5-7,5-14)

LEGALS

Janelle M Ryan-Colbert
3060 Mitchellville Road Suite 218
Bowie, MD 20716
301-576-6200

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DONALD B ALLEN

Notice is given that MARIA
CRUZ DE ALLEN, whose address
is 2910 Kutztown Rd, Reading, PA
19605-2657, was on April 21, 2026
appointed Personal Representative
of the estate of DONALD B ALLEN,
who died on January 27, 2025 with-
out a will.

Further information can be ob-
tained by reviewing the estate file in
the office of the Register of Wills or
by contacting the personal representa-
tive or the attorney.

All interested persons or unpaid
claimants having any objection to
the appointment of the personal
representative shall file their objec-
tion with the Register of Wills on or
before the 21st day of October, 2026.

All persons having any objection
to the probate of the will of the deced-
ent shall file their objections with
the Register of Wills on or before the
21st day of October, 2026.

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

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

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

MARIA CRUZ DE ALLEN
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 136617

152955 (5-14,5-21,5-28)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LOUISE CUMMINGS

Notice is given that Emanuel
Cummings, whose address is 16300
Eider St, Bowie, MD 20716-3240,
was on May 1, 2026 appointed Per-
sonal Representative of the estate of
LOUISE CUMMINGS, who died on
March 9, 2026 without a will.

Further information can be ob-
tained by reviewing the estate file in
the office of the Register of Wills or
by contacting the personal representa-
tive or the attorney.

All interested persons or unpaid
claimants having any objection to
the appointment of the personal
representative shall file their objec-
tion with the Register of Wills on or
before the 1st day of November,
2026.

All persons having any objection
to the probate of the will of the deced-
ent shall file their objections with
the Register of Wills on or before the
1st day of November, 2026.

Any person having a claim against
the decedent must present the claim
to the undersigned personal repre-
sentative or file it with the Register
of Wills with a copy to the under-
signed on or 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.

EMANUEL CUMMINGS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 141298

152950 (5-14,5-21,5-28)

Amber C Green Esq
658 Kenilworth Dr Ste 203
Towson, MD 21204-2334
443-470-3599

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PAMELA M NFOR

Notice is given that Felix Azoh,
whose address is 10012 Passage Dr,
Upper Marlboro, MD 20772-4538,
was on April 21, 2026 appointed
Personal Representative of the es-
tate of PAMELA M NFOR, who
died on February 15, 2025 without a
will.

Further information can be ob-
tained by reviewing the estate file in
the office of the Register of Wills or
by contacting the personal representa-
tive or the attorney.

All interested persons or unpaid
claimants having any objection to
the appointment of the personal
representative shall file their objec-
tion with the Register of Wills on or
before the 21st day of October, 2026.

Any person having a claim against
the decedent must present the claim
to the undersigned personal repre-
sentative or file it with the Register
of Wills with a copy to the under-
signed on or 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.

FELIX AZOH
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 136617

152956 (5-14,5-21,5-28)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**JAMES W HERRING
AKA: JAMES HERRING**

Notice is given that Ashleigh
Noble, whose address is 8246 Marl-
ton Ct, Severn, MD 21144-2909, was
on May 1, 2026 appointed Personal
Representative of the estate of
JAMES W HERRING, who died on
March 3, 2026 without a will.

Further information can be ob-
tained by reviewing the estate file in
the office of the Register of Wills or
by contacting the personal representa-
tive or the attorney.

All interested persons or unpaid
claimants having any objection to
the appointment of the personal
representative shall file their objec-
tion with the Register of Wills on or
before the 1st day of November,
2026.

All persons having any objection
to the probate of the will of the deced-
ent shall file their objections with
the Register of Wills on or before the
1st day of November, 2026.

Any person having a claim against
the decedent must present the claim
to the undersigned personal repre-
sentative or file it with the Register
of Wills with a copy to the under-
signed on or 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.

ASHLEIGH NOBLE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 141087

152951 (5-14,5-21,5-28)

LEGALS

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee, Plaintiff
v.
Armita W. Riley
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-26-000195

NOTICE is hereby given this 4th day of May 2026, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 4th day of June, 2026 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 4th day of June, 2026.

The Report of Sale states the amount of the foreclosure sale to be \$ 29,116.00. The property sold herein is One 231,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:
Mahasin El Amin, Clerk
152919 (5-14,5-21,5-28)

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee, Plaintiff
v.
Yvette Lopez Torres
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-26-000204

NOTICE is hereby given this 4th day of May 2026, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 4th day of June, 2026 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 4th day of June, 2026.

The Report of Sale states the amount of the foreclosure sale to be \$ 43,053.42. The property sold herein is One 200,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:
Mahasin El Amin, Clerk
152920 (5-14,5-21,5-28)

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee, Plaintiff
v.
Dale R. Kivett and Beth M. Kivett
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-26-000455

NOTICE is hereby given this 4th day of May 2026, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 4th day of June, 2026 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 4th day of June, 2026.

The Report of Sale states the amount of the foreclosure sale to be \$ 62,354.68. The property sold herein is One 818,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:
Mahasin El Amin, Clerk
152921 (5-14,5-21,5-28)

LEGALS

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee, Plaintiff
v.
Antonio D. Delacruz and Diana P. Gonzalez
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-26-000454

NOTICE is hereby given this 4th day of May 2026, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 4th day of June, 2026 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 4th day of June, 2026.

The Report of Sale states the amount of the foreclosure sale to be \$ 45,754.53. The property sold herein is One 569,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:
Mahasin El Amin, Clerk
152922 (5-14,5-21,5-28)

LEGALS

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee, Plaintiff
v.
DEBRA ROSELANI GILLEN
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-26-000206

NOTICE is hereby given this 5th day of May 2026, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 5th day of June, 2026 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 5th day of June, 2026.

The Report of Sale states the amount of the foreclosure sale to be \$ 77,473.16. The property sold herein is One 1,749,000/389,331,000 fractional fee simple undivided Designated Vacation Ownership Interest (the "Designated VOI") in the 18 Designated VOI Units numbered 707, 722, 807, 822, 922, 1101, 1102, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121 and 1122 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Designated VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:
Mahasin El Amin, Clerk
152924 (5-14,5-21,5-28)

NOTICE

HAYWARD MURRAY, JR., Plaintiff,
v.
VONNITA MURRAY
Defendant.

In the Circuit Court for Prince George's County, Maryland Case No. CAD 22-16664

ORDERED, this 6th day of May 2026, by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland, that the sale of property located at 13601 Hebron Lane, Upper Marlboro, Maryland 20774, mentioned in these proceedings, made and reported by Isaac H. Marks, Esquire, Trustee, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the day of 8th day of June, 2026, provided a copy of this Notice shall be inserted in a newspaper published in said County once in each of three successive weeks before the day of 8th day of June, 2026.

The report states the amount of sale to be \$1,005,000.00.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
152964 (5-14,5-21,5-28)

LEGALS

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

In The Estate Of: KATHLEEN JONES Estate No.: 140541

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 **July 1, 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

152936 (5-14,5-21)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF EDITH S VALENTINE

Notice is given that Madonna Valentine, whose address is 12808 Princeleigh St, Upper Marlboro, MD 20774, was on February 17, 2026 appointed personal representative of the small estate of Edith S Valentine who died on December 3, 2024 with a will.

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

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

MADONNA VALENTINE
Personal Representative

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

Estate No. 140449
152930 (5-14)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF BURTON WOODWARD OLIVER

Notice is given that Michael J Oliver, whose address is 15909 Paisley Lane, Bowie, MD 20716, was on December 23, 2025 appointed personal representative of the small estate of Burton Woodward Oliver who died on October 25, 2025 with a will.

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

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

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

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

MICHAEL J OLIVER
Personal Representative

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

Estate No. 139857
152931 (5-14)

LEGALS

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee, Plaintiff
v.
James L. Orr and Colleen M. Orr
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-26-000456

NOTICE is hereby given this 5th day of May 2026, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 5th day of June, 2026 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 5th day of June, 2026.

The Report of Sale states the amount of the foreclosure sale to be \$ 55,519.89. The property sold herein is One 505,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:
Mahasin El Amin, Clerk
152925 (5-14,5-21,5-28)

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee, Plaintiff
v.
Clarice J. Snyder and Nadine Edmonds
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-26-000458

NOTICE is hereby given this 5th day of May 2026, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 4th day of June, 2026 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 4th day of June, 2026.

The Report of Sale states the amount of the foreclosure sale to be \$ 16,550.39. The property sold herein is One 84,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:
Mahasin El Amin, Clerk
152961 (5-14,5-21,5-28)

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee, Plaintiff
v.
Lisa D. Done and Scott Anderson
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-26-000459

NOTICE is hereby given this 5th day of May 2026, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 4th day of June, 2026 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 4th day of June, 2026.

The Report of Sale states the amount of the foreclosure sale to be \$ 31,061.52. The property sold herein is One 1,000,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:
Mahasin El Amin, Clerk
152962 (5-14,5-21,5-28)

LEGALS

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee, Plaintiff
v.
Salvatore L. Capizzi and Serena M. Capizzi
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-26-000460

NOTICE is hereby given this 4th day of May 2026, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 4th day of June, 2026 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 4th day of June, 2026.

The Report of Sale states the amount of the foreclosure sale to be \$ 51,688.66. The property sold herein is One 800,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of

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

**1522 5TH STREET
LANHAM, MD 20706**

By authority contained in a Deed of Trust dated July 30, 2007 and recorded in Liber 28392, Folio 807, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$116,194.48, and an interest rate of 4.260%, 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

MAY 19, 2026 AT 11:30 AM

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

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

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

Richard E. Solomon, et al.,
Substitute Trustees

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

152834 (4-30,5-7,5-14)

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

**2202 MARBURY DRIVE
DISTRICT HEIGHTS, MD 20747**

By authority contained in a Deed of Trust dated May 31, 2019 and recorded in Liber 42243, Folio 175, modified by Loan Modification Agreement recorded on July 23, 2025, at Liber No. 51108, Folio 385, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$291,000.00, 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

MAY 19, 2026 AT 11:30 AM

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

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

152798 (4-30,5-7,5-14)

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

**2620 KENNISON LANE
BOWIE, MD 20715**

By authority contained in a Deed of Trust dated August 28, 2018 and recorded in Liber 41342, Folio 469, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$320,150.00, 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

MAY 26, 2026 AT 10:00 AM

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

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

152904 (5-7,5-14,5-21)

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

**606 JENNINGS MILL DRIVE
BOWIE, MD 20721**

By authority contained in a Deed of Trust dated March 15, 2006 and recorded in Liber 24820, Folio 388, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$376,543.63, and an interest rate of 5.750%, 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

MAY 26, 2026 AT 11:30 AM

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

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

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

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

Richard E. Solomon, et al.,
Substitute Trustees

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

152907 (5-7,5-14,5-21)

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

**1101 KINGS VALLEY DR
BOWIE, MD 20721**

By authority contained in a Deed of Trust dated July 31, 2018 and recorded in Liber 41293, Folio 67, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$268,000.00, and an interest rate of 3.125%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

MAY 26, 2026 AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$29,000.00 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

152906 (5-7,5-14,5-21)

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

**9101 4TH STREET
LANHAM, MD 20706**

By authority contained in a Deed of Trust dated September 26, 2016 and recorded in Liber 38871, Folio 391, modified by Loan Modification Agreement recorded on July 15, 2021, at Liber No. 45867, Folio 325, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$324,215.00, 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

MAY 26, 2026 AT 11:30 AM

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

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

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

Richard E. Solomon, et al.,
Substitute Trustees

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

152905 (5-7,5-14,5-21)

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Proudly Serving
Prince George's County
Since 1932

LEGALS

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

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HOWARD LOUIS ROBINSON JR

Notice is given that Jeffrey King, whose address is 9532 Bewley Ct, Fort Worth, TX 76244-5972, was on April 22, 2026 appointed Personal Representative of the estate of HOWARD LOUIS ROBINSON JR, who died on April 3, 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 22nd day of October, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 22nd day of October, 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 KING
Personal Representative

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

Estate No. 141229

152893 (5-7,5-14,5-21)

Gary Greenwald, Esq.
7100 Columbia Gateway Drive,
Suite 190
Columbia, Maryland 21046
301-596-2960

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ROLANDA M. ACOSTA

Notice is given that Adelaina M. Acosta, whose address is 9527 N. Laurel Road, Laurel, Maryland 20723, was on April 17, 2026 appointed Personal Representative of the estate of ROLANDA M. ACOSTA who died on January 9, 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 October, 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 October, 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.

ADELAINA M. ACOSTA
Personal Representative

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

Estate No. 141024

152815 (4-30,5-7,5-14)

LEGALS

Janelle Ryan-Colbert, Esq.
3060 Mitchellville Rd. Ste. 218
Bowie, MD 20716
301-576-6200

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DELORES E. ROLLINS BLAIN

Notice is given that Rochelle L. Rollins, whose address is 1100 Cannon Rd., Silver Spring, MD 20904, was on April 15, 2026 appointed Personal Representative of the estate of DELORES E. ROLLINS BLAIN who died on February 25, 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 15th day of October, 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 15th day of October, 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.

ROCHELLE L. ROLLINS
Personal Representative

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

Estate No. 141004

152816 (4-30,5-7,5-14)

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

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**CLAUDIA MARTHA PAYNE
NEE GOEBEL**

Notice is given that Michelle Simon, whose address is 401 N Washington St Ste 445, Rockville, MD 20850-0707, was on April 21, 2026 appointed Personal Representative of the estate of CLAUDIA MARTHA PAYNE NEE GOEBEL, who died on October 7, 2024 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 21st day of October, 2026.

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

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

MICHELLE SIMON
Personal Representative

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

Estate No. 135692

152957 (5-14,5-21,5-28)

LEGALS

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

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DAVID HAROLD HINNANT

Notice is given that Michelle Simon, whose address is 401 N Washington St Ste 445, Rockville, MD 20850-0707, was on April 21, 2026 appointed Personal Representative of the estate of DAVID HAROLD HINNANT, who died on February 16, 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 21st day of October, 2026.

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

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

MICHELLE SIMON
Personal Representative

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

Estate No. 128116

152958 (5-14,5-21,5-28)

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

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CLYDE SYLVESTER BRISCOE JR

Notice is given that Michelle Simon, whose address is 401 N Washington St Ste 445, Rockville, MD 20850-0707, was on April 22, 2026 appointed Personal Representative of the estate of CLYDE SYLVESTER BRISCOE JR, who died on April 27, 2016 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 22nd day of October, 2026.

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

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

MICHELLE SIMON
Personal Representative

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

Estate No. 132864

152959 (5-14,5-21,5-28)

LEGALS

Janelle M Ryan-Colbert
3060 Mitchellville Road Suite 218
Bowie, MD 20716
301-576-6200

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARLENE GAIL ZULUETA

Notice is given that Alfred Zulueta II, whose address is 8172 Harrison Blvd, Chesapeake Beach, MD 20732-4618, was on April 23, 2026 appointed Personal Representative of the estate of MARLENE GAIL ZULUETA, who died on October 16, 2025 without a will.

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

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

ALFRED ZULUETA II
Personal Representative

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

Estate No. 139475

152889 (5-7,5-14,5-21)

Oluwatosin Gbadamosi Esq
7323 Hanover Pkwy Suite D
Greenbelt, MD 20770
240-354-7863

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PETER MUNOH ACHA

Notice is given that Rose Acha, whose address is 424 Kettering Dr, Upper Marlboro, MD 20774-1552, was on April 23, 2026 appointed Personal Representative of the estate of PETER MUNOH ACHA, who died on March 17, 2023 without a will.

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

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

ROSE ACHA
Personal Representative

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

Estate No. 129049

152890 (5-7,5-14,5-21)

LEGALS

Steven B. Mudd, Esq
Joseph Greenwald Laake
6404 Ivy Lane, Suite 400
Greenbelt, MD 20770
301-220-2200

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GEORGE A. COLES, SR.

Notice is given that George A. Coles, Jr., whose address is 398 Courtland Avenue, Unit 14, Stamford, CT 06906, was on April 23, 2026 appointed Personal Representative of the estate of GEORGE A. COLES, SR., who died on January 29, 2026 without a will.

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

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

GEORGE A. COLES, JR.
Personal Representative

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

Estate No. 141019

152892 (5-7,5-14,5-21)

LEGALS

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

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**DELORES IRENE WILSON
A/K/A DELORES IRENE
WRIGHT WILSON**

Notice is given that Elijah Wilson, whose address is 805 Sheridan Street, Hyattsville, Maryland 20783, was on October 30, 2025 appointed personal representative of the small estate of Delores Irene Wilson A/K/A: Delores Irene Wright Wilson who died on July 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.

ELIJAH WILSON
Personal Representative

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

Estate No. 139116

152928 (5-14)

LEGALS

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

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CHERYL DAPHNEY WATSON

Notice is given that Monica Shuler-Marrow, whose address is 3035 Katewood Rd., Baltimore, MD 21209, was on May 4, 2026 appointed personal representative of the small estate of Cheryl Daphney Watson who died on May 11, 2025 with a will.

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

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

MONICA SHULER-MARROW
Personal Representative

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

Estate No. 138959

152929 (5-14)

Julian Moss, Esquire
Parker Simon Law, LLC
110 N. Washington Street, Suite 500
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
SHIRLEY NEWMAN OSIGWE

Notice is given that Michelle Simon, Esquire, whose address is 110 N. Washington Street, #500, Rockville, Maryland 20850, was on April 22, 2026 appointed personal representative of the small estate of Shirley Newman Osigwe, who died on August 5, 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 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, 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. 138345

152932 (5-14)

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LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EDMUND DAVID GODDARD

Notice is given that Monica L Trotter, whose address is 7011 Perrywood Rd, Upper Marlboro, MD 20772, was on May 1, 2026 appointed Personal Representative of the estate of EDMUND DAVID GODDARD who died on April 9, 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 1st day of November, 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 1st day of November, 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.

MONICA L 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. 141340
152941 (5-14,5-21,5-28)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BESSIE V CLARK

Notice is given that Martin G Oliverio, whose address is 14300 Gallant Fox Ln Ste 103, Bowie, MD 20715-4031, was on April 21, 2026 appointed Personal Representative of the estate of BESSIE V CLARK who died on May 22, 2024 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 21st day of October, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 21st day of October, 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 G OLIVERIO
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 133845
152942 (5-14,5-21,5-28)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**HELEN PENDER
AKA: HELEN DELORES BELL**

Notice is given that Sharron L Bell-Oesby, whose address is 6202 Heston Ter, Lanham, MD 20706-2398, was on April 16, 2026 appointed Personal Representative of the estate of HELEN PENDER who died on March 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 of the personal representative shall file their objection with the Register of Wills on or before the 16th day of October, 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 October, 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.

SHARRON L BELL-OESBY
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 141156
152943 (5-14,5-21,5-28)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**CONSTANCE WILLOW
WILLIAMS**

Notice is given that Curtis Faucette Jr, whose address is 21796 Rockwood Ter, Sterling, VA 20164-7035, was on May 5, 2026 appointed Personal Representative of the estate of CONSTANCE WILLOW WILLIAMS, who died on February 20, 2026 without a will.

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

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

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

CURTIS FAUCETTE JR
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 141121
152946 (5-14,5-21,5-28)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WILLIAM LESTER SHEPHERD

Notice is given that Orice Smith Shepherd, whose address is 13801 Old Chapel Rd, Bowie, MD 20715, was on May 4, 2026 appointed Personal Representative of the estate of WILLIAM LESTER SHEPHERD, who died on October 11, 2025 without a will.

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

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

ORICE SMITH 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. 139675
152948 (5-14,5-21,5-28)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MIRIAM LEOLA LEWIS

Notice is given that Brian Lewis, whose address is 810 Summit Ave, Hackensack, NJ 07601-1616, was on May 4, 2026 appointed Personal Representative of the estate of MIRIAM LEOLA LEWIS, who died on April 17, 2026 without a will.

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

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

BRIAN LEWIS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 141349
152949 (5-14,5-21,5-28)

LEGALS

Kemlia Reed Sherman Esq
PO Box 2304
Waldorf, MD 20604-2304
775-453-6542

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JULIA A WELLS

Notice is given that Theresa Ann Wells-Brown, whose address is 8203 Foxhall Rd, Clinton, MD 20735-6106, was on May 4, 2026 appointed Personal Representative of the estate of JULIA A WELLS who died on October 20, 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 November, 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 November, 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.

THERESA ANN WELLS-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. 140885
152938 (5-14,5-21,5-28)

LEGALS

Mariela C. D'Alessio, Esq
6 North Park Drive, Suite 108
Hunt Valley, MD 21030
410-600-3721

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
KATHERINE MCKENZIE

Notice is given that Steven McKenzie, whose address is 4504 Sprucewood Court, Temple Hills, MD 20748, was on April 27, 2026 appointed Personal Representative of the estate of KATHERINE MCKENZIE, who died on November 10, 2025 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 27th day of October, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 27th day of October, 2026.

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

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

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

STEVEN MCKENZIE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 140678
152954 (5-14,5-21,5-28)

Maxwell H White Esq
12111 Main Street
Union Bridge, MD 21791
443-647-9008

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DESHAWN TA MUIE

Notice is given that Mary M Sistrun-Williams, whose address is 3420 Rickey Ave Apt 308, Temple Hills, MD 20748-4691, was on May 4, 2026 appointed Personal Representative of the estate of DESHAWN TA MUIE, who died on February 28, 2024 without a will.

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

All 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 November, 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 November, 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 M SISTRUN-WILLIAMS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 133557
152947 (5-14,5-21,5-28)

Karen M. Authement, Esq.
540 Ritchie Highway, Suite 201
Severna Park, MD 21146
410-777-8646

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HERBERT ODOM, JR

Notice is given that Karen M. Authement, whose address is 540 Ritchie Highway, Ste 201, Severna Park, MD 21146, was on May 1, 2026 appointed Personal Representative of the estate of HERBERT ODOM, JR, who died on November 1, 2024 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 1st day of November, 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 1st day of November, 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.

KAREN M. AUTHEMENT
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 141344
152952 (5-14,5-21,5-28)

LEGALS

Rick Todd
5850 Waterloo Road, Suite 140
Columbia, MD 21045
443-720-7500

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HOPE ELIZABETH SMITH

Notice is given that Bobbie Cummings Smith, whose address is 24341 Jerome St., Oak Park, MI 48237, was on April 29, 2026 appointed Personal Representative of the estate of HOPE ELIZABETH SMITH, who died on November 22, 2025 without a will.

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

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

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

BOBBIE CUMMINGS 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. 141271
152953 (5-14,5-21,5-28)

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LEGALS

LM File No.: 1751-00213
LEWIS MCDANIELS, LLC
41 N Market St.
Frederick, Maryland 21701

ORDER OF PUBLICATION

Lands Venture Capital, LLC,
Plaintiff,
vs.

Michelle Simon, Esq., Personal Representative of the Estate of Tommie T. Broadwater, Jr.; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as Per Deed 2.1100 Acres. Assmt \$358,400 Map 082 Grid B2 Par 303 Lib 08374 Fl 644 and being identified on the Tax Roll as Parcel ID: 06-0503342, and which may be known as Vacant lot on Darcy Rd., District Heights, MD 20747, and which may be known as Vacant lot on Darcy Rd., District Heights, MD 20747, Defendants.

In the Circuit Court for Prince George's County, Maryland
Case No. C-16-CV-26-002402
(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 Per Deed 2.1100 Acres. Assmt \$358,400 Map 082 Grid B2 Par 303 Lib 08374 Fl 644 and being identified on the Tax Roll as Parcel ID: 06-0503342, and which may be known as Vacant lot on Darcy Rd., District Heights, MD 20747.

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

It is thereupon this 27th day of April, 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 22nd day of May, 2026, warning all persons interested in the property to appear in this Court by the 30th day of June, 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

152842 (4-30,5-7,5-14)

LEGALS

LM File No.: 4674-00001
LEWIS MCDANIELS, LLC
41 N Market St.
Frederick, Maryland 21701

ORDER OF PUBLICATION

Ricardo Johnson,
Plaintiff,
vs.

Bear Beorn, LLC; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as N Pt Lt 12 Eq.83a (cr Use)(ent Imps Rzed 7/1/06) 36,250.0000 Sq.Ft. Accokeek Acres Assmt \$81,400 Lib 31536 Fl 393 and being identified on the Tax Roll as Parcel ID: 05-0355362, and which may be known as 15700 Livingston Rd., Accokeek, MD 20607, and which may be known as 15700 Livingston Rd., Accokeek, MD 20607, Defendants.

In the Circuit Court for Prince George's County, Maryland
Case No. C-16-CV-26-002403
(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 N Pt Lt 12 Eq.83a (cr Use)(ent Imps Rzed 7/1/06) 36,250.0000 Sq.Ft. Accokeek Acres Assmt \$81,400 Lib 31536 Fl 393 and

being identified on the Tax Roll as Parcel ID: 05-0355362, and which may be known as 15700 Livingston Rd., Accokeek, MD 20607.

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

It is thereupon this 27th day of April, 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 22nd day of May, 2026, warning all persons interested in the property to appear in this Court by the 30th day of June, 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

152837 (4-30,5-7,5-14)

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Prince George's Post

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LEGALS

LM File No.: 1751-00218
LEWIS MCDANIELS, LLC
41 N Market St.
Frederick, Maryland 21701

ORDER OF PUBLICATION

Lands Venture Capital, LLC,
Plaintiff,
vs.

Steven H. Ross; State of Maryland; Mahasin El Amin, Clerk of the Circuit Court for Prince George's County, Maryland, or her successor in office; 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 Nr Accokeek 1.0000 Acres. Assmt \$75,000 Map 170 Grid F1 Par 016 Lib 14611 Fl 128 and being identified on the Tax Roll as Parcel ID: 05-0389296, and which may be known as 17971 Livingston Rd., Accokeek, MD 20607, and which may be known as 17971 Livingston Rd., Accokeek, MD 20607, Defendants.

In the Circuit Court for Prince George's County, Maryland
Case No. C-16-CV-26-002653
(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 Nr Accokeek 1.0000 Acres. Assmt \$75,000 Map 170 Grid F1 Par 016 Lib 14611 Fl 128 and being identified on the Tax Roll as Parcel ID: 05-0389296, and which may be known as 17971 Livingston Rd., Accokeek, MD 20607.

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

It is thereupon this 4th day of May, 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 29th day of May, 2026, warning all persons interested in the property to appear in this Court by the 7th day of July, 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

152913 (5-7,5-14,5-21)

LEGALS

LM File No.: 1751-00217
LEWIS MCDANIELS, LLC
41 N Market St.
Frederick, Maryland 21701

ORDER OF PUBLICATION

Lands Venture Capital, LLC,
Plaintiff,
vs.

Margaret W. Kemp; Capital One, National Association, successor by merger to Chevy Chase Bank, F.S.B.; Janelle Allison, Trustee; Robert Bystrowski, 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 45,215.0000 Sq.Ft. Barnaby Manor Oaks Lot 110 Assmt \$75,700 Lib 04008 Fl 054 and being identified on the Tax Roll as Parcel ID: 12-1268754, and which may be known as 5011 Boulder Dr., Oxon Hill, MD 20745, and which may be known as 5011 Boulder Dr., Oxon Hill, MD 20745, Defendants.

In the Circuit Court for Prince George's County, Maryland
Case No. C-16-CV-26-002543
(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 45,215.0000 Sq.Ft. Barnaby Manor Oaks Lot 110 Assmt \$75,700 Lib 04008 Fl 054 and being identified on the Tax Roll as Parcel ID: 12-1268754, and which may be known as 5011 Boulder Dr., Oxon Hill, MD 20745.

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

It is thereupon this 28th day of April, 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 22nd day of May, 2026, warning all persons interested in the property to appear in this Court by the 30th day of June, 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

152852 (5-7,5-14,5-21)

LEGALS

LM File No.: 1751-00210
LEWIS MCDANIELS, LLC
41 N Market St.
Frederick, Maryland 21701

ORDER OF PUBLICATION

Lands Venture Capital, LLC,
Plaintiff,
vs.

Jonah Birnbaum; 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 58,59,60 7,500.0000 Sq.Ft. Bowie Blk 24 Assmt \$10,567 Lib 38777 Fl 394 and being identified on the Tax Roll as Parcel ID: 14-1657527, and which may be known as Vacant lot on 6th St., Bowie, MD 20720, and which may be known as Vacant lot on 6th St., Bowie, MD 20720, Defendants.

In the Circuit Court for Prince George's County, Maryland
Case No. C-16-CV-26-002542
(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 58,59,60 7,500.0000 Sq.Ft. Bowie Blk 24 Assmt \$10,567 Lib 38777 Fl 394 and being identified on the Tax Roll as Parcel

ID: 14-1657527, and which may be known as Vacant lot on 6th St., Bowie, MD 20720.

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

It is thereupon this 28th day of April, 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 22nd day of May, 2026, warning all persons interested in the property to appear in this Court by the 30th day of June, 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

152851 (5-7,5-14,5-21)



LEGALS

LM File No.: 1751-00209
LEWIS MCDANIELS, LLC
41 N Market St.
Frederick, Maryland 21701

ORDER OF PUBLICATION

Lands Venture Capital, LLC,
Plaintiff,
vs.

Alfred A. Bell, Jr.; Carl V. Allen; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as 16,548.0000 Sq.Ft. Hidden Village Lot 1 Blk B Assmt \$67,500 Lib 21499 Fl 158 and being identified on the Tax Roll as Parcel ID: 06-0488312, and which may be known as Vacant lot on Holly Tree Rd., Temple Hills, MD 20748, and which may be known as Vacant lot on Holly Tree Rd., Temple Hills, MD 20748, Defendants.

In the Circuit Court for Prince George's County, Maryland
Case No. C-16-CV-26-002540
(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 16,548.0000 Sq.Ft. Hidden Village Lot 1 Blk B Assmt \$67,500 Lib 21499 Fl 158 and being identified on the Tax Roll as Parcel ID: 06-0488312, and which may be known as Vacant lot on Holly Tree Rd., Temple Hills, MD 20748.

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

It is thereupon this 28th day of April, 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 22nd day of May, 2026, warning all persons interested in the property to appear in this Court by the 30th day of June, 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

152850 (5-7,5-14,5-21)

**THIS COULD
BE YOUR AD!**

Call 301-627-
0900

LEGALS

LM File No.: 1751-00211
LEWIS MCDANIELS, LLC
41 N Market St.
Frederick, Maryland 21701

ORDER OF PUBLICATION

Lands Venture Capital, LLC,
Plaintiff,
vs.

Jonah Robert Birnbaum; 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 52 Thru 55 10,000.0000 Sq.Ft. Bowie Blk 25 Assmt \$10,567 Lib 38777 Fl 394 and being identified on the Tax Roll as Parcel ID: 14-1657592, and which may be known as Vacant lot on 7th St., Bowie, MD 20720, 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 52 Thru 55 10,000.0000 Sq.Ft. Bowie Blk 25 Assmt \$10,567 Lib 38777 Fl 394 and being identified on the Tax Roll as Parcel ID: 14-1657592, and which may be known as Vacant lot on 7th St., Bowie, MD 20720, Defendants.

In the Circuit Court for Prince George's County, Maryland
Case No. C-16-CV-26-002534
(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 52 Thru 55 10,000.0000 Sq.Ft. Bowie Blk 25 Assmt \$10,567 Lib 38777 Fl 394 and being identified on the Tax Roll as Parcel ID: 14-1657592, and which may be known as Vacant lot on 7th St., Bowie, MD 20720.

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

It is thereupon this 28th day of April, 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 22nd day of May, 2026, warning all persons interested in the property to appear in this Court by the 22nd day of June, 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

152853 (5-7,5-14,5-21)



LEGALS

ORDER OF PUBLICATION BY POSTING

GEMIMA PORTILLO DE PAZ

vs.

SAMUEL GARCIA

In the Circuit Court for Prince George's County, Maryland
Case Number: C-16-FM-25-009047

ORDERED, ON THIS 11th day of May, 2026, by the Circuit Court for Prince George's County MD:

That the Defendant, **SAMUEL ALEXANDER GARCIA** is hereby notified that the Plaintiff, has filed a COMPLAINT FOR CUSTODY and COMPLAINT FOR JUDICIAL FINDINGS OF FACT FOR CHILD'S ELIGIBILITY FOR SPECIAL IMMIGRANT JUVENILE STATUS naming him/her as the defendant and stating that the Defendant's last known address is: Melchor De Mencias, Peten Guatemala 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, THAT THE DEFENDANT, **SAMUEL ALEXANDER GARCIA**, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 10th day of July, 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

152963 (5-14,5-21,5-28)

LEGALS

LM File No.: 1751-00215
LEWIS MCDANIELS, LLC
41 N Market St.
Frederick, Maryland 21701

ORDER OF PUBLICATION

Lands Venture Capital, LLC,
Plaintiff,
vs.

Damian L. Covington, MD; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as Outlot A 10,000.0000 Sq.Ft. Montague & Wilkes Blk A Assmt \$19,000 Lib 42753 Fl 308 and being identified on the Tax Roll as Parcel ID: 09-0916213, and which may be known as Vacant lot on Colchester Dr., Clinton, MD 20735, 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 Outlot A 10,000.0000 Sq.Ft. Montague & Wilkes Blk A Assmt \$19,000 Lib 42753 Fl 308 and being identified on the Tax Roll as Parcel ID: 09-0916213, and which may be known as Vacant lot on Colchester Dr., Clinton, MD 20735, Defendants.

In the Circuit Court for Prince George's County, Maryland
Case No. C-16-CV-26-002521
(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 Outlot A 10,000.0000 Sq.Ft. Montague & Wilkes Blk A Assmt \$19,000 Lib 42753 Fl 308 and being identified on the Tax Roll as Parcel ID: 09-0916213, and which may be known as Vacant lot on Colchester Dr., Clinton, MD 20735.

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

It is thereupon this 28th day of April, 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 22nd day of May, 2026, warning all persons interested in the property to appear in this Court by the 22nd day of June, 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

152855 (5-7,5-14,5-21)

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

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
JOHN H WALLER

Notice is given that Erica T Davis, whose address is 1401 Rockville Pike Ste 650, Rockville, MD 20852-1451, was on April 22, 2026 appointed Personal Representative of the estate of JOHN H WALLER who died on August 10, 2024 with a will.

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

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

ERICA T DAVIS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 138936

152944 (5-14,5-21,5-28)

LEGALS

COUNTY COUNCIL HEARINGS

COUNTY COUNCIL OF
PRINCE GEORGE'S COUNTY, MARYLAND
NOTICE OF PUBLIC HEARINGS
TUESDAY, JUNE 2, 2026
COUNCIL HEARING ROOM
WAYNE K. CURRY ADMINISTRATION BUILDING
1301 MCCORMICK DRIVE, LARGO, MARYLAND
<https://pgccouncil.us/LIVE>

10:00 A.M.

Notice is hereby given that on Tuesday, June 2, 2026, the County Council of Prince George's County, Maryland, will hold the following public hearing:

CR-029-2026 A RESOLUTION CONCERNING THE 2018 WATER AND SEWER PLAN (DECEMBER 2025 CYCLE OF AMENDMENTS) for the purpose of changing the water and sewer category designations of properties within the 2018 Water and Sewer Plan.

Sewershed Application Council District	Development Proposal/ Tax Map Location	Acreage/ Zoning	Current Category	Requested Category
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Parkway

25/PW-01 Corridor Center	148 stacked townhomes; 13 adult villas; 132 single-family attached townhomes (inclusive of 12 live/work units); sales price range \$145,000 - \$400,000. 5 E-2; Parcel A, Lots 7, 11 & 12A	28.24 M-X-T City of Laurel	4	3
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District 1

Piscataway

25/P-01 8700 Frank Tippet Road	Three single-family homes; minimum 3,800 SF of livable space; \$670,000 sales price. 118 A-2; Lot 4	1.42 RR	5	4
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District 9

Mattawoman

25/M-02 Allied Brandywine Property	200 townhome units; minimum 1,968 SF of livable space; minimum \$450,000 sales price. 154 F-2; Parcel 21	23.54 TAC-E	5	4
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District 9

Countywide Redesignations/Map Amendments/Water/Sewer Connection Confirmations

Residential Developed Properties

District 8	Wills Lane/Birdsong Lane (2)			
	7723 Wills Lane	\$5		\$3
	7921 Birdsong Lane	5		3
	Old Palmer Road (4)			
	9210 Old Palmer Road	5		3
	9212 Old Palmer Road	5		3
	9300 Old Palmer Road	5		3
	9308 Old Palmer Road	5		3
	Old Fort Road (6)			
	9807 Old Fort Road	\$5		\$3
	9813 Old Fort Road	\$5		\$3
	9901 Old Fort Road	\$5		\$3
	9907 Old Fort Road	\$5		\$3
	9911 Old Fort Road	\$5		\$3
	9919 Old Fort Road	\$5		\$3

District 9

Surratts Road (3)				
	6807 Surratts Road	4		3
	6811 Surratts Road	4		3
	6815 Surratts Road	4		3
	Accokeek Road W/Livingston Road (4)			
	1605 Accokeek Road W	\$5		\$3
	1612 Accokeek Road W	\$5		\$3
	1701 Accokeek Road W	5		3
	16397 Livingston road	\$5		\$3
	Livingston Road/Holly Way (15)			
	16950 Livingston Road	\$4		\$3
	16960 Livingston Road	\$4		\$3
	16970 Livingston Road	\$4		\$3
	17004 Livingston Road	5		3
	17005 Livingston Road	5		3
	17006 Livingston Road	5		3
	17008 Livingston Road	5		3
	17010 Livingston Road	5		3
	17104 Livingston Road	5		3
	17107 Livingston Road	5		3
	16832 Holly Way	\$4		\$3
	16836 Holly Way	\$4		\$3
	16840 Holly Way	\$4		\$3
	16844 Holly Way	\$4		\$3
	16848 Holly Way	\$4		\$3

Category 3 – Community System
Category 4 – Community System Adequate for Development Planning
Category 5 – Future Community System
Category 6 – Individual System

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: online-signup@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

152973 (5-14,5-21)

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

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: 5/26/2026.

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

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

2011 HONDA	PILOT	MD	3FL8337	5FNYF3H93BB010161
2017 HYUNDAI	ELANTRA	MD	9EG0775	5NPD74L4FH172891

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

1999 CADILLAC	ESCALADE	MD	4EW0976	1GYEK13R2XR402585
2016 AUDI	Q5	VA	46082HM	WAIL2AFP4GA063313

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

2007 JEEP	WRANGLER	MD	5FB7924	1J4GA59177L140487
2003 TOYOTA	CAMRY	VA	4T1BE32K23U160738	5NPMH13E29H240811
2009 HYUNDAI	SANTA FE	VA	TKR7753	5NMSH13E29H240811

152971 (5-14)

LEGALS

TOWN OF COLMAR MANOR
Request For Proposal

The Town of Colmar Manor invites qualified vendors to submit proposals for the design, installation, operation, and management of an automated Traffic Signal Monitoring System at the intersection of Bladensburg Road and 38th Street. This RFP can be found in the "Latest News" section of Colmar Manor's website at www.colmarmanor.org

RFP Released: May 6, 2026

Questions Due: May 19, 2026

Proposals Due: June 5, 2026 by 5:00 PM

152970 (5-14)

*Serving
Prince George's
County
Since 1932*

LEGALS

The following vehicle(s) have been taken into custody by the Revenue Authority of Prince George's County 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: 5/25/2026.

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

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

2012 HONDA	ACCORD	MD	A363175	1HGCP2F62CA028043
2018 INFINITI	Q50	VA	UBR9167	JN1EV7AP5JM361281
2015 NISSAN	NV2500	MD	2GH7966	1N6BF0KX0FN803997
2016 FORD	TRANSIT	MD	3DE3910	1FTYR1ZM8GKA59736
2013 CHEVROLET	MALIBU	MD	1G1HF5RR3DF115530	1G1HF5RR3DF115530
2018 FORD	ESCAPE	MD	1GX3511	1FMCU9GD7JUC16335

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

2001 TOYOTA	SOLARA	MD	1GV7428	2T1CG22PX1C448493
2018 HONDA	CIVIC	MD	9GB8232	SHHF7K7H58JU421981
2018 KIA	SOUL	MD	3DE3910	1FTYR1ZM8GKA59736
2012 DODGE	CHARGER	MD	9CV7098	2C3CDXBG1CH290452

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

2005 HYUNDAI	TUSCON	SC	3803QK	KM8JM12B95U070279
TRAILER				
2014 LINCOLN	MKZ	MD	1FJ2079	3LN6L2J93ER821445
2015 HINO	CONVENTIOAL TRUCK			5PVM8J1F5F4S56134
1985 CHEVROLET	CAPRICE CLASSIC	MD	11502Z	1G1BN69H2FY107723
2008 TRAILER	WABASH	MN	5533291	1JJV532W78L112595
2010 BMW	328i	MD	WBAPK5C5XAA649892	WBAPK5C5XAA649892
2015 MERCEDES BENZ	GL550	MD	1BE8979	4JGDF7DE6FA456744
2014 DODGE	RAM	FL	JLT1200	3C6TRVDG0EE116120
2016 CHRYSLER	300	MD	T2592652	2C3CCAEGXGH348608
2011 AUDI	A5	MD	WAUCFAFR6BA048247	WAUCFAFR6BA048247
1995 CHEVROLET	ARRAY	NY	AA2733	1G1BL52P95R149506
2007 MERCEDES BENZ	S550	MD	BAL4095	WDDNG71X37A041545

ABANDONED TRAILER
BLACK TRAILER WITH TAG: SC 3803QK
LOCATION:
9010 BRIARCROFT LANE, LAUREL, MD 20708



LEGALS

ABANDONED TRAILER
WHITE WABASH NATIONAL CORPORATION TRAILER WITH THE WORD "TIFFIN RENT TRAILERS 443-553-9276 TRAILER REPAIRS WRITTEN IN RED AND BLACK ON THE UPPER RIGHT REAR DOOR OF THE TRAILER. ID # 27-348 WRITTEN ON LOWER LEFT REAR DOOR OF THE TRAILER.
VIN: 1JJV532W78L112595 TAG: ME 5533291
LOCATION:
16200 Old Central Ave., Upper Marlboro, MD 20774



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

2003 TRAILER		NC	AA91671	1UYVS25313M078042
2012 NISSAN	ALTIMA	MD	6CG7798	1N4AL2AP6CN529775

ABANDONED TRAILER AND BOAT
WHITE UTILITY TRAILER WITH THE WORDS COLLAZO SUPREME QUALITY 919.896.8633 1317 KIRKLAND RD SUITE 101 RALEIGH NC 27603 WWW.COLLAZOPRODUCE.COM WRITTEN ON REAR DOOR OF THE TRAILER IN GREEN, RED, YELLOW, AND WHITE.
VIN: 1UYVS25313M078042 TAG: NC AA91671
LOCATION:
8755 D'Arcy Rd, Forestville, MD 20747



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

2003 GMC	SAVANA			1GDFG15T631200678
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J&L TOWING AND RECOVERY
8225 GREY EAGLE DRIVE
UPPER MARLBORO, MD 20772
301-574-0065

2003 CHEVROLET	2500 EXPRESS	VA	TDR9878	1GCGG25U031127573
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JD TOWING
2817 RITCHIE RD
FORESTVILLE, MD 20747
301-967-0739

2007 BMW	750LI	VA	U99782	WBAHN83537DT66920
2021 TESLA	3			5YJ3E1EA2MP906096
2010 FORD	F150	MD	1FL9295	1FTFW1CV0AFA29731
1992 VOLVO	740			YV1FW8704N2349052
1988 TRAILER	COLEMAN			1CLFF11C4J9S932591
2023 TOYOTA	COROLLA			JTDBCMEF2PJ009359
2013 CHEVROLET	CRUZE			1G1PC5SB4D7105017
2018 CHEVROLET	CRUZE	MD	9EA9279	1G1BE5M9J7169572

ABANDONED TRAILER
BEIGE COLEMAN TRAILER WITH OPEN TEAR FRONT NEAR FRONT END OF TRAILER
VIN: 1CLFF11C4J9S932591
LOCATION:
6600 Dower House Rd, Upper Marlboro, MD 20772



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

2013 CHEVROLET	EXPRESS	MD	8FJ0290	1GCGZUGB5D1157365
2000 TRAILER				IDTL04573AA
2006 CHEVROLET	EXPRESS	MD	2AF3366	1GCGF15X861161443
2005 JAGUAR	XJ8	VA	THE4457	SAJWA79C155C35855
2010 VOLKSWAGEN	PASSAT CC	DC	JJ0474	WVWMN7AN7AE548121

ABANDONED TRAILER
GREY TRAILER WITH VARIOUS METAL ITEMS IN THE TRAILER
VIN: IDTL04573AA
LOCATION:
1601 McCormick Drive, Upper Marlboro MD 20774



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

2008 FORD	EXPLORER			1FMEU73E98UA47196
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PAST & PRESENT TOWING & RECOVERY INC
7810 ACADEMY LANE
LAUREL, MD 20707
301-210-6222

2009 HYUNDAI	SANTA FE	MD	2DD3910	5NMSH73E59H244158
1993 TOYOTA	COROLLA			2T1AE09E3PC006802
2004 CHEVROLET	TAHOE	TX	RJF8290	1GNEK13T64R150442
2006 LEXUS	ISC	MD	6GW8144	JTHBK262X62001983

152972 (5-14)

PRINCE GEORGE'S POST
EARLY DEADLINE

Due to the upcoming MEMORIAL DAY HOLIDAY
The Prince George's Post will have an early deadline for
the May 28th, 2026, EDITION.

DEADLINE for ALL LEGAL ADVERTISING
SUBMISSIONS and CANCELLATIONS will be
12:00 NOON on Friday, May 22nd, 2026.

NO EXCEPTIONS

Thank you!

LEGALS

PRINCE GEORGE'S COUNTY GOVERNMENT

Board of License Commissioners
(Liquor Control Board)

REGULAR SESSION

MAY 26, 2026

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

t/a Mile High Restaurant, located at 6420 Aaron Lane, Clinton, 20735. Request for reconsideration pursuant to the Board decision on April 28, 2026, for the license to be rescinded.

TRANSFER

t/a San Antonio Liquors, Ismel Guzman, Member, De'Andre Vincent Smits, Member, for a Class A, Beer, Wine and Liquor for the use of San Antonio Liquors, LLC, located at 5000 Edmonston Avenue, Hyattsville, 20781. Transfer from Ismel Guzman, Member, Alejo Martinez-Ponce, Member, for the use of San Antonio Liquors, LLC, located at 5000 Edmonston Avenue, Hyattsville, 20781.

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

t/a Double T Diner, Walter Andino, Member/Authorized Person, for a Class B(BLX), Beer, Wine and Liquor for the use of Cuscatlecos, LLC, located at 14550 Baltimore Avenue, Laurel, 20707. Transfer from Walter Andino, Member, Ioannis Korologos, Member, for the use of Cuscatlecos, LLC, t/a Double T Diner, located at 14550 Baltimore Avenue, Laurel, 20707.

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

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

t/a Nan Xiang Soup Dumplings, Jingjing Yang, Authorized Person, for a Class B(BLX) Beer, Wine and Liquor for the use of 180 Oxon Hill, LLC, located at 180 American Way, Oxon Hill, 20745.

NEW – CLASS B, BEER AND WINE

t/a Bon Chon Hyattsville, Rong Zheng, Managing Officer, Jingqiu, Officer, for a Class B, Beer and Wine for the use of Affluent MD, Inc., located at 6507 American Blvd, Hyattsville, 20782.

A virtual hearing will be held via Zoom at 10:00 a.m. on Tuesday, May 26, 2026. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at <http://bolc.mypgc.us>, or you may email BLC@co.pg.md.us to request the link. Letters of Support or Oppositions should be submitted to our office at least 5 days prior to the day of the hearing. Additional information may be obtained by contacting the Board's Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest:
Terence Sheppard
Director
May 8, 2026

152968 (5-14,5-21)

LEGALS

TOWN OF UNIVERSITY PARK LEGISLATIVE RESOLUTION 26-O-02

On May 4, 2026, the Common Council adopted, and on May 4, 2026, the Mayor signed, Legislative Resolution 26-O-02, which levies a tax of forty-seven and 63/100 cents (\$0.4763) per one hundred dollars (\$100.00) of full value assessment on all taxable real property located within the corporate limits of the Town of University Park, Maryland, levies a tax of two dollars and twenty-five cents (\$2.25) per one hundred dollars (\$100.00) of full value assessment on all taxable personal property located within the corporate limits of the Town of University Park, Maryland, and adopts and appropriates the budget for fiscal year 2027.

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 May 15, 2026. The ordinance will take effect on July 1, 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

152927 (5-14)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF PHILLIP BRYANT BROOKS

Notice is given that LAQUITA BROOKS, whose address is 344 Winslow Rd, Oxon Hill, MD 20745-1449, was on April 29, 2026 appointed personal representative of the small estate of Phillip Bryant Brooks, who died on January 23, 2026 without a will.

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

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

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

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

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

LAQUITA 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. 140810
152934 (5-14)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF CHARLES EDWARD SHERMAN

Notice is given that Sonya Hines, whose address is 2400 Lewis Ave, Suitland, MD 20746-1509, was on January 7, 2026 appointed personal representative of the small estate of Charles Edward Sherman, who died on December 12, 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.

SONYA HINES
Personal Representative

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

Estate No. 139992
152935 (5-14)

THE PRINCE GEORGE'S POST

Call
301-627-0900

Email
bboice@pgpost.com

SUBSCRIBE TODAY!

LEGALS

NOTICE OF INITIATION AND JOINT PUBLIC HEARING

THE PRINCE GEORGE'S COUNTY COUNCIL,
SITTING AS THE DISTRICT COUNCIL,
AND

THE PRINCE GEORGE'S COUNTY PLANNING BOARD OF
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Pursuant to the Regional District Act within the Land Use Article, Annotated Code of Maryland, as well as Subtitle 27 of the Prince George's County Code, being also the Zoning Ordinance of Prince George's County, Maryland, notice is hereby given that a **joint public hearing** will be held to seek public comment and testimony concerning:

A Minor Plan Amendment to the 2013 Approved Central Branch Avenue Corridor Revitalization Sector Plan and Proposed Sectional Map Amendment (CR-035-2026)

PUBLIC HEARING DATE/TIME: Monday, June 29, 2026, at 6:00 p.m.

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

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

PURPOSE OF PUBLIC HEARING: To give interested persons the opportunity to attend and provide public comment, either in support or opposition, concerning the proposed minor plan amendment to the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan* and the concurrent proposed Sectional Map Amendment (SMA).

HOW TO PARTICIPATE:

In-Person Public Hearing – The hearing will take place in person but is viewable virtually. To testify/speak, you must be present at the Council Hearing Room. Those viewing online will not be able to speak. To submit written testimony, attendance at the hearing is not required. To register to speak or submit comments or written testimony, please use the Council's eComment portal at: <https://pgccouncil.us/Speak>. For those unable to use the portal, comments/written correspondence may be emailed to: onlinesignup@co.pg.md.us or faxed to (301) 952-5178.

Registration to speak 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 2 minutes to speak. Written comments may be submitted through the close of business on Tuesday, July 14, 2026, when the record of public hearing testimony will close. Testimony and comments will not be accepted via social media or by telephone/voice mail message. These policies are in effect until further notice. Any future changes to them will be communicated on the County Council website, County Council social media channels, via Alert Prince George's, and will be shared with the press via a press release. During the joint public hearing, the District Council's rules of procedure will be followed. These rules can be found at: <https://pgccouncil.us/DocumentCenter/View/3890/District-Council-Rules-of-Procedure>.

On May 5, 2026, the Prince George's County Council, sitting as the District Council, approved Council Resolution CR-035-2026, directing The Maryland-National Capital Park and Planning Commission to prepare: 1) a minor master plan amendment for certain portions of the Central Branch Avenue Corridor Revitalization Planning Area; and 2) a concurrent sectional map amendment for the entire Central Branch Avenue Corridor Revitalization Planning Area, as no sectional map amendment was processed with the approved sector plan. To view the Council Resolution (CR-035-2026) initiating the master plan amendment and sectional map amendment, please visit the Legislative Branch website, <https://princegeorgescountymd.legistar.com/Legislation.aspx>.

VIEW PROPOSED PLAN AND SMA: The proposed staff draft of the minor plan amendment (CR-035-2026) of the 2013 Approved Central Branch Avenue Corridor Revitalization Sector Plan (Sector Plan) and the concurrent and proposed SMA can be viewed online at <https://pgplan.org/central-branch-ave>, or a physical copy is available for review on site at no cost at the following locations:

1. Morningside Town Hall, 6901 Ames Street, Morningside, MD 20746
2. Surratt House Museum and Research Center, 9118 Brandywine Road, Clinton, MD 20735
3. M-NCPPC, Department of Parks and Recreation, Prince George's County, 6600 Kenilworth Ave, Riverdale, MD 20737

The sector plan area is situated next to Joint Base Andrews and generally follows a path along MD 5 (Branch Avenue), from MD 414 (St. Barnabas Road) to the north, to Surratts Road to the south. The area flares out to the west along Old Branch Avenue/MD 381 (Brandywine Road) and also flares out to the east along Old Alexandria Ferry Road. There is a northeast section of the sector plan area bounded by I-95/I-495 (Capital Beltway), Suitland Parkway, and Suitland Road. The properties included in this minor plan amendment are generally focused on the portion of the plan that is now subject to the 2014 Approved Southern Green Line Station Area Sector Plan and the properties proximate to the MedStar Southern Maryland Hospital Center. Zoning changes are located across the sector plan area and are generally concentrated across six (6) focus areas designated in the sector plan, with some proposed zoning changes that are located outside of these designated focus areas.

IF YOUR PROPERTY IS LOCATED IN THE BOUNDARIES OF THE PROPOSED SECTIONAL MAP AMENDMENT IDENTIFIED ABOVE, APPROVAL OF THE SECTIONAL MAP AMENDMENT COULD RESULT IN THE REZONING OF YOUR PROPERTY, WHICH COULD THEN AFFECT YOUR PROPERTY VALUES AND YOUR PROPERTY TAXES.

Per 27-3503(b)(1)(C), until the close of the public hearing record for the initial Joint Public Hearing, any person may request that specific zones (except those prohibited in Section 27-3503(a)(4)). Prohibited Rezoning Via Sectional Map Amendments) be considered for specific lands during the sectional map amendment process. Such requests shall be submitted to the Clerk of the Council by Tuesday, July 14, 2026, as public hearing testimony and shall be accompanied by a statement describing how the proposed zoning change complies with the General Plan or the applicable Area Master Plan or Sector Plan.

ADDITIONAL INFORMATION: If you intend to provide testimony at the Joint Public Hearing and/or file a statement in the official record, and your intent is to request or support an intensification of zoning, **please read carefully the affidavit requirements explained in this notice.**

If you intend to provide in-person testimony at the Joint Public Hearing on the minor plan amendment to the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan* and Proposed Sectional Map Amendment, and your intent is to request or support an intensification of zoning, you must complete and return an affidavit in accordance with the State Public Ethics Law, §§5-833 through 5-839, General Provisions Article, Annotated Code of Maryland. Your affidavit should be submitted to the Clerk of the Council 30 days prior to the Joint Public Hearing on the SMA, or **Friday, May 29, 2026**. Required affidavits should be submitted to the Clerk of the County Council in electronic format only, via the Council's eComment portal or by email to onlinesignup@co.pg.md.us, rather than by U.S. mail. If

LEGALS

you intend to provide written testimony on the minor plan amendment to the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan* and/or Proposed Sectional Map Amendment, and your intent is to request or support an intensification of zoning, the same requirements apply. Your affidavit should be submitted to the Clerk of the Council 30 days prior to your written testimony.

Affidavit forms for Prince George's County are available for download on the Maryland State Ethics Commission website at:

For individuals: <http://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PNGO1.pdf>

For entities: <http://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PNGO2.pdf>

For agents: <http://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PNGO3.pdf>

Communication concerning a pending zoning request between a property owner or agent and a member of the County Council or County Executive outside of the public hearing process is prohibited by law and must be disclosed (§5-836, General Provisions Article, Annotated Code of Maryland). An Ex Parte form must be filed by all parties regarding any such communication within five (5) days after the communication was made or received. Ex Parte forms are also available for download on the Maryland State Ethics Commission website at:

<https://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PNGO4.pdf>

Section 27-4102(b) of the Prince George's County Zoning Ordinance states that the "order of intensity of zones is as follows, beginning with the least intense zone and progressing to the most intense:

ROS, AG, AR, RE, RR, RSF-95, RSF-65, RMH, RSF-A, R-PD, RMF-12, RMF-20, RMF-48, CN, CS, LMXC, CGO, LCD, MU-PD, IE, IE-PD, IH, LMUTC, NAC, TAC, LTO, RTO-L, RTO-H, NAC-PD, TAC-PD, LTO-PD, RTO-PD."

In accordance with the provisions of the State Public Ethics Law, above, **failure to file an affidavit before the close of business on Friday, May 29, 2026, or 30 days prior to your written testimony, may delay or prohibit consideration of your testimony by the District Council.**

For more information on the affidavits and *ex parte* disclosure form, please see the Special Ethics Law Memo here: <https://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PG-County-Zoning.pdf>

Direct all questions concerning State Public Ethics affidavits or Ex Parte disclosure requirements to the Clerk of the Council at 301-952-3600.

For additional information, contact
Michael D. Calomese, AICP, Project Manager, at
Michael.Calomese@ppd.mncppc.org, or 301-952-3179
M-NCPPC, Prince George's County Planning Department, Community Planning Division
1616 McCormick Drive
Largo, MD 20774

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, CPA
Secretary-Treasurer

152975 (5-14)

LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, MAY 26, 2026
COUNCIL HEARING ROOM
WAYNE K. CURRY ADMINISTRATION BUILDING
1301 MCCORMICK DRIVE
LARGO, MARYLAND
<https://pgccouncil.us/LIVE>

10:00 A.M.

Notice is hereby given that on Tuesday, May 26, 2026, the County Council of Prince George's County, Maryland, will hold the following public hearings:

COUNCIL RESOLUTION:

CR-036-2026 A RESOLUTION CONCERNING CONTRACT APPROVALS for the purpose of approving certain multiyear contracts in accordance with the Prince George's County Charter and Subtitle 10 of the Prince George's County Code.

COUNCIL BILL:

CB-021-2026 AN ACT CONCERNING COMMUNITY RESOURCES INFORMATION for the purpose of requiring that ambulances operated by the Prince George's County Fire & Emergency Medical Services Department carry printed community resource information materials; requiring that such materials include resources related to housing, food assistance, legal services, mental health services, and other relevant social services; requiring that such materials be maintained in updated form and in multiple languages consistent with County law; designating a responsible agency for preparation and ongoing distribution of such materials; and generally relating to Fire/EMS Department.

COUNCIL BILL:

(rescheduled from May 12, 2026)

CB-024-2026 (DR-2) AN ACT CONCERNING THE SERVICE DISABLED VETERAN OWNED BUSINESS ACT for the purpose of facilitating procurement opportunities for businesses located in Prince George's County that are owned by veterans of the United States Armed Forces.

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

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

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

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

ATTEST:
Donna J. Brown
Clerk of the Council

152974 (5-14,5-21)

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