

**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: 7/6/2026.

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

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

2005 HONDA ACCORD 1HJCM82265A008413  
1998 BUICK AURORA MD 4AGT09 1G3GR62C1W4104576

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

2002 TOYOTA CAMRY VA TAM4962 JTDBF32K320025596

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

2013 FORD TRANSIT MD A391450 NM0LS7BN4DT155922  
2016 HYUNDAI SANTA FE SPORT 5XYZU3LB9GG317077  
2016 NISSAN VERSA 3N1CN7AP5GL903926  
1985 MERCEDES 380 SE MD 3Z3078 WDBCA32D1FA118300  
1999 FLEETWOOD WILDNERNESS 1ED1G3122X2888370  
ENTERPRISES RV  
2001 MERCEDES-BENZ S430 MD 36837CK WDBNG70JX1A161887  
TRAILER RENKEN  
2011 KIA OPTIMA FL LQMI19 5XYKT3A14BG091232  
BOAT BOAT MD 2617AN

**ABANDONED BOAT**  
WHITE BOAT WITH BURGUNDY BORDER AND ID# MD 2617AN  
LOCATION:  
16401 Old Central Ave., Upper Marlboro, MD 20774



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

2005 GMA ENVOY 1GKET16S456157504

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

2005 GMC YUKON 1GKEK13T15J139457

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

2004 JEEP CHEROKEE VA TBZ2375 1J4GW58N84C340750

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

2019 DODGE JOURNEY 3C4PDDGG2KT794910  
2009 HYUNDAI SANTA FE MD 68407B 5NMSH13E79H306771  
2022 LAND ROVER RANGE ROVER SALWR2SU1NA218079  
2023 TOYOTA CAMRY DC JB6747 4T1CHAK2PU741345

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

2012 NISSAN ALTIMA MD TR025232 1N4AL2AP8CN419486  
2001 MAZDA MX-5 JM1NB353210211805  
2014 FORD FIESTA VA TGD7655 3FADP4AJ9EM226267  
2013 DODGE GRAND MD 8BF7531 2C4RDGCG6DR527842  
CARAVAN  
2015 DODGE GRAND MD 6BZ8486 2C4RDGBG9FR513101  
CARAVAN

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

1993 VOLVO 240 MD 555928 YV1AS880XP1489460  
2002 CHEVROLET 1500 MD 31X092 1GCEC14W9Z226442  
SILVERADO  
2016 HONDA PILOT MD 6EK3762 5FNYF6H56GB077973  
2006 FORD F150 MD 5GA9785 1FTRF04W46KB03651

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

1978 FORD MUSTANG MD 604Z51 8F03F164437  
2003 TRAILER LONG CHIH LCAUS081X3T290583

**ABANDONED TRAILER**  
2003 RED LONG CHIH INDUSTRIAL CO. LTD TRAILER WITH  
BLACK TRASH BAG, WHITE CLOTH, AND VARIOUS ITEMS.  
VIN: LCAUS081X3T290583  
LOCATION:  
7903 Maxfield St., Clinton, MD 20735



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

2016 KIA SOUL MD 7GB8029 KNDJP3A55G7850736  
2004 CHEVROLET TAHOE DC GF2173 1GNEK13Z54J241169  
2002 GMC YUKON VA UG55560 1GKEK63U42J236461  
2008 BUICK LACROSSE MD 6GR4508 1G4HP57208U184682  
2015 FORD FOCUS MD 5FH5623 1FADP3F29FL307848  
2011 FORD 250 1FT7W2BT0BEC11754  
2006 FORD TAURUS MD 9CD2352 1FAPF53U66A258727

153355 (6-25)

**LEGALS**

**ORDER OF PUBLICATION**

EPCOT MD LLC Plaintiff  
v.

The testate and intestate successors of Patricia J. Wood, deceased, and all persons claiming by, through, or under the decedent

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

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

State of Maryland  
S/O County Attorney

All unknown owners of the property (7605 RED FOX TER CLINTON 20735-0000 being known as District - 09 Account Identifier - 0969584 with a legal description of 9,600.0000 Sq.Ft. & Imps. Fox Run Estates Lot 18 Blk E on the Tax Roll of the Director of Finance), the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest and any and all persons having or claiming to have any interest in the property.

Defendants

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

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

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

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

It is thereupon this 22nd day of June, 2026, by the Circuit Court for Prince George's County, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 25th day of August, 2026 and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting title to the property in Plaintiff, free of all liens and encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
153356 (6-25,7-2,7-9)

**ORDER OF PUBLICATION**

EPCOT MD LLC Plaintiff  
v.

The testate and intestate successors of Mary A. Smith, deceased, and all persons claiming by, through, or under the decedent

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

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

State of Maryland  
S/O County Attorney

All unknown owners of the property (1108 OAKDALE DR HYATTSVILLE 20782-0000 being known as District - 17 Account Identifier - 1866359 with a legal description of 6,000.0000 Sq.Ft. & Imps. Oakdale Terrace Lot 8 Blk B on the Tax Roll of the Director of Finance), the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest and any and all persons having or claiming to have any interest in the property.

Defendants

**IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY**  
Case No. C-16-CV-26-000951

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

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

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

It is thereupon this 22nd day of June, 2026, by the Circuit Court for Prince George's County, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 25th day of August, 2026 and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting title to the property in Plaintiff, free of all liens and encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
153357 (6-25,7-2,7-9)

**LEGALS**

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

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

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

You must reclaim these vehicles by: 7/7/2026.

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

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

2010 HONDA CROSSTOUR VA SXM4955 5J6TF1H36AL003835  
1998 TOYOTA CAMRY VA TCB8183 JT2BF22K3W0138436  
2016 CHRYSLER 200 DC JB2553 1C3CCBB6GN180428  
2014 CHEVROLET CRUZE VA C91202 1G1PK55B0E7430333

153354 (6-25)

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**Prince George's County**  
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**Prince**  
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**301-627-0900**  
*Have*  
*a*  
*Very*  
*Safe*  
*Weekend*



**LEGALS**

**AMENDED ORDER OF PUBLICATION**

SEPTEMBER PROPERTIES, LLC  
PO BOX 523  
FOREST HILL, MD 21050

Plaintiff

2011 Crain LLC

and

THE STATE OF MARYLAND

and

PRINCE GEORGE'S COUNTY, MARYLAND

And heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, unknown owners and any and all persons having or claiming to have any interest in the property and premises situate in the County of Prince George's

Property: 2011 Robert Crain Highway, Bowie, MD 20716  
Lot Size: 23,034 SF  
Desc.: Map 063, Grid E3, Par 143  
Deed Ref.: 39875-181  
Tax ID: 07 0731638  
Ass'd to: 2011 Crain LLC

**In the Circuit Court for Prince George's County, Maryland C-16-CV-26-003495**

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

Property: 2011 Robert Crain Highway, Bowie, MD 20716  
Lot Size: 23,034 SF  
Desc.: Map 063, Grid E3, Par 143  
Deed Ref.: 39875-181  
Tax ID: 07 0731638  
Ass'd to: 2011 Crain LLC

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

It is thereupon this 16th day of June, 2026, by the Circuit Court for Prince George's County; ORDERED, that notice be given by the insertion of a copy of this Order in THE PRINCE GEORGE'S POST, a newspaper having circulation in Prince George's County, once a week for three successive weeks, warning all persons interested in the said properties to be and appear in this Court by the 18th day of August, 2026, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
153306 (6-25,7-2,7-9)

**ADVERTISE!  
Call Today  
301-627-0900**

**LEGALS**



**MAYOR AND CITY COUNCIL  
CITY OF SEAT PLEASANT, MD  
ORDINANCE O-26-14  
FISCAL YEAR 2026-2027 CITY BUDGET  
EFFECTIVE JUNE 29, 2026**

BE IT ORDAINED AND ENACTED by the Mayor and City Council of Seat Pleasant, Maryland that sums and amounts were appropriated for the Fiscal Year beginning July 1, 2026, and ending June 30, 2027, to defray expenses and operations cost for the City of Seat Pleasant.

GENERAL FUND \$16,939,793

The Ordinance and the budget documents are available for review at:

Office of the City Clerk  
City Hall  
6301 Addison Rd  
Seat Pleasant, Maryland 20743-2125  
(301) 336-2600

Councilmember Monica Higgs, Ward I  
Council President

153247 (6-18,6-25)

**LEGALS**

**CITY OF SEAT PLEASANT  
LEGISLATION ADOPTED  
CITY COUNCIL PUBLIC SESSION  
MONDAY, MAY 4, 2026**

**ORDINANCE O-26-13**

AN ORDINANCE concerning,

**AMENDMENT OF FISCAL YEAR 2025-2026 BUDGET**

FOR the purpose of amending the Fiscal Year 2025-2026 Budget for Environmental Justice Janitorial Services.

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

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

153248 (6-18,6-25)

**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**

**412 QUARRY AVENUE  
CAPITOL HEIGHTS, MD 20743**

By authority contained in a Deed of Trust dated February 16, 2023 and recorded in Liber 48625, Folio 422, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$363,750.00, and an interest rate of 7.375%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex—If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

**JUNE 30, 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 \$38,000.00 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

153144 (6-11,6-18,6-25)

Call 301-627-0900 for a quote.

**LEGALS**

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

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE**

**Improved by premises known as  
9039 Congress Place, Landover, MD 20785-4729**

By virtue of the power and authority contained in a Deed of Trust from ANDREA TYNICA LANE, dated November 30, 2018 and recorded in Liber 41606 at Folio 314 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

**FRIDAY, JUNE 26, 2026 AT 3:00 P.M.**

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

Being Known and designated as Lot numbered One Hundred Forty-Four (144), in the subdivision known as "Plat Five, CENTENNIAL VILLAGE", as per plat thereof recorded among the Land Records of Prince George's County, Maryland in Plat Book NLP 94, at Plat 42; being in the 13th Election District

The improvements being known as 9039 Congress Place, Landover Maryland 20785

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

TERMS OF SALE: A deposit of \$12,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 7.250% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

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

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

153141 (6-11,6-18,6-25)

**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**

**3502 HAMILTON STREET  
HYATTSVILLE, MD 20782**

By authority contained in a Deed of Trust dated March 31, 2023 and recorded in Liber 48791, Folio 224, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$494,505.00, and an interest rate of 6.625%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex—If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

**JUNE 30, 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 \$48,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

Potential Bidders: For sale information, please visit www.Auction.com or call (800) 280-2832.

Richard E. Solomon, et al.,  
Substitute Trustees

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

153143 (6-11,6-18,6-25)

**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
2011	Volkswagen	Jetta	3VWDZ7AJ8BM011655
2009	Nissan	Altima	1N4AL24E59C102859
2011	Nissan	Rogue	JN8AS5MV0BW259089
2008	Honda	Accord	1HGCP26308A027132
2011	Hyundai	Sonata	1FNPEB4AC7BH153268
2017	Ford	Focus	1FADP3F29HL327570
2014	Nissan	Sentra	3N1AB7AP1EL685402
2011	Mitsubishi	Outlander	JA4AS2AW2BU007194
2018	Hyundai	Elantra	5NPD84LF1JH371285
2014	Chevy	Equinox	2GNFLFEK3E6199646

153352 (6-25)

**The Prince  
George's Post**

*Serving Prince  
George's County*

**Call 301-627-0900**

**LEGALS**

**COUNTY COUNCIL HEARINGS**

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

MONDAY, JUNE 29, 2026  
COUNCIL HEARING ROOM  
WAYNE K. CURRY ADMINISTRATION BUILDING  
1301 MCCORMICK DRIVE  
LARGO, MARYLAND  
<https://pgccouncil.us/LIVE>

1:30 P.M.

Notice is hereby given that on Monday, June 29, 2026, the County Council of Prince George's County, Maryland, will hold the following public hearings:

**COUNCIL BILL:**

**CB-037-2026 AN ACT CONCERNING THE APPRENTICESHIP INCENTIVE PROGRAM** for the purpose of requiring Employ Prince George's and other relevant County agencies to work to strategically provide a package of incentives to increase the prevalence of apprenticeships across Prince George's County, and particularly in industries including technology, construction, building trades, and healthcare.

**COUNCIL RESOLUTION:**

**CR-060-2026 (DR-2) A RESOLUTION CONCERNING LOCAL IMPACT GRANT FUNDS MULTIYEAR PLAN** for the purpose of transmitting the Local Impact Grant Funds Multiyear Plan to the County Council for review and approval.

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](mailto: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

153293 (6-18,6-25)

**LEGALS**

COHN, GOLDBERG & DEUTSCH, LLC  
1099 WINTERSON ROAD, SUITE 301  
LINTHICUM HEIGHTS, MD 21090  
[www.cgd-law.com/sales](http://www.cgd-law.com/sales)

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

6589 BOCK TERRACE  
OXON HILL, MD 20745

By authority contained in a Deed of Trust dated December 10, 2021 and recorded in Liber 46903, Folio 393, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$386,650.00, and an interest rate of 3.250%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JULY 7, 2026 AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$36,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

Potential Bidders: For sale information, please visit [www.Auction.com](http://www.Auction.com) or call (800) 280-2832.

Richard E. Solomon, et al.,  
Substitute Trustees

Tidewater Auctions, LLC  
(410) 825-2900  
[www.tidewaterauctions.com](http://www.tidewaterauctions.com)  
[www.Auction.com](http://www.Auction.com)

153292 (6-18,6-25,7-2)

**LEGALS**

COHN, GOLDBERG & DEUTSCH, LLC  
1099 WINTERSON ROAD, SUITE 301  
LINTHICUM HEIGHTS, MD 21090  
[www.cgd-law.com/sales](http://www.cgd-law.com/sales)

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

5107 72ND AVENUE  
HYATTSVILLE, MD 20784

By authority contained in a Deed of Trust dated August 27, 2020 and recorded in Liber 44200, Folio 31, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$204,800.00, and an interest rate of 3.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JULY 14, 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 \$18,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

Potential Bidders: For sale information, please visit [www.Auction.com](http://www.Auction.com) or call (800) 280-2832.

Richard E. Solomon, et al.,  
Substitute Trustees

Tidewater Auctions, LLC  
(410) 825-2900  
[www.tidewaterauctions.com](http://www.tidewaterauctions.com)  
[www.Auction.com](http://www.Auction.com)

153303 (6-25,7-2,7-9)

COHN, GOLDBERG & DEUTSCH, LLC  
1099 WINTERSON ROAD, SUITE 301  
LINTHICUM HEIGHTS, MD 21090  
[www.cgd-law.com/sales](http://www.cgd-law.com/sales)

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

4114 MARBOURNE DRIVE  
FORT WASHINGTON, MD 20744

By authority contained in a Deed of Trust dated February 8, 2008 and recorded in Liber 29370, Folio 290, modified by Loan Modification Agreement recorded on June 28, 2017, at Liber No. 39787, Folio 92, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$225,000.00, and an interest rate of 4.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JUNE 30, 2026 AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$16,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

Richard E. Solomon, et al.,  
Substitute Trustees

Tidewater Auctions, LLC  
(410) 825-2900  
[www.tidewaterauctions.com](http://www.tidewaterauctions.com)

153142 (6-11,6-18,6-25)

**LEGALS**

**COUNTY COUNCIL HEARINGS**

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

TUESDAY, JULY 7, 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, July 7, 2026, the County Council of Prince George's County, Maryland, will hold the following public hearings:

**COUNCIL BILLS:**

**CB-039-2026 (DR-2) AN ACT CONCERNING THE ELECTION DAY ADMINISTRATIVE LEAVE** for the purpose of allowing for the general election day to be designated for an increase in administrative leave for the County employees.

**CB-040-2026 (DR-2) AN ACT CONCERNING THE HUMAN TRAFFICKING AWARENESS NOTICE** for the purpose of increasing public awareness, support victims, and encourage safe reporting of suspected human trafficking and requiring all hotels, motels, and other similar lodging establishments operating within the County to post a human trafficking awareness notice inside each guest room

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](mailto: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

153351 (6-25,7-2)

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

P.O. Box 1729  
Upper Marlboro, Maryland 20773

In The Estate Of:  
WESLEY DARNELL BROWN

Estate No.: 138233

**NOTICE OF JUDICIAL PROBATE**

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on August 12, 2026 at 10:30 A.M.

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

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

153260 (6-18,6-25)

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

P.O. Box 1729  
Upper Marlboro, Maryland 20773

In The Estate Of:  
KAREN DENISE GASKINS  
AKA: KAREN GASKINS,  
KAREN D. GASKINS  
Estate No.: 135216

**NOTICE OF JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Melda Gaskins 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 August 13, 2026 at 10:30 A.M.

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

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

153257 (6-18,6-25)

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

P.O. Box 1729  
Upper Marlboro, Maryland 20773

In The Estate Of:  
VIVIAN YVONNE SPENCER

Estate No.: 140023

**NOTICE OF JUDICIAL PROBATE**

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on August 12, 2026 at 10:30 A.M.

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

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

153261 (6-18,6-25)

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

P.O. Box 1729  
Upper Marlboro, Maryland 20773

In The Estate Of:  
DONZELL BROWN-WILLIAMS  
AKA: DONZELL M. BROWN-  
WILLIAMS  
Estate No.: 140341

**NOTICE OF JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Joshua E. Zukerberg 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 15, 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

153259 (6-18,6-25)

**EARLY DEADLINES**

*Due to the Independence Day (July 4th) Holiday  
The Prince George's Post will have early deadlines for the  
July 9th, 2026 edition.  
Deadline for all legal advertising will be Thursday,  
July 2nd, 2026 at noon. No exceptions.*

**LEGALS**

**ORDER OF PUBLICATION**

SEPTEMBER PROPERTIES, LLC  
PO BOX 523  
FOREST HILL, MD 21050

Plaintiff

v.  
SMART AZIKEN

and  
THE STATE OF MARYLAND

and  
PRINCE GEORGE'S COUNTY,  
MARYLAND

And heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, unknown owners and any and all persons having or claiming to have any interest in the property and premises situate in the County of Prince George's

Property: 12941 Fletchertown Road, Bowie, MD 20720  
Lot Size: 3.1 Acres  
Desc.: Map 037, Grid B2, Par 053  
Deed Ref.: 48787-182  
Tax ID: 14 1703677  
Ass'd to: Smart Aziken

**In the Circuit Court for Prince George's County, Maryland C-16-CV-26-003588**

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

Property: 12941 Fletchertown Road, Bowie, MD 20720  
Lot Size: 3.1 Acres  
Desc.: Map 037, Grid B2, Par 053  
Deed Ref.: 48787-182  
Tax ID: 14 1703677  
Ass'd to: Smart Aziken

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

It is thereupon this 15th day of June, 2026, by the Circuit Court for Prince George's County;

ORDERED, that notice be given by the insertion of a copy of this Order in THE PRINCE GEORGE'S POST, a newspaper having circulation in Prince George's County, once a week for three successive weeks, warning all persons interested in the said properties to be and appear in this Court by the 18th day of August, 2026, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
153304 (6-25,7-2,7-9)

**LEGALS**

**ORDER OF PUBLICATION**

EPCOT MD LLC  
Plaintiff

v.

The testate and intestate successors of Anna M. Weathers, deceased, and all persons claiming by, through, or under the decedent

Citibank F.S.B.  
Wymond J. Duncan  
Stanley G. Elmore

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

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

State of Maryland  
S/O County Attorney

All unknown owners of the property (7715 SWAN TER LANDOVER 20785-0000 being known as District - 18 Account Identifier - 2052371 with a legal description of 1,540.0000 Sq.Ft. & Imps. Willow Hills- Resu Lot 115 Blk B on the Tax Roll of the Director of Finance), the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest and any and all persons having or claiming to have any interest in the property.

Defendants

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

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

A description of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: 7715

SWAN TER LANDOVER 20785-0000 being known as District - 18 Account Identifier - 2052371 with a legal description of 1,540.0000 Sq.Ft. & Imps. Willow Hills- Resu Lot 115 Blk B on the Tax Roll of the Director of Finance.

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

It is thereupon this 17th day of June, 2026, by the Circuit Court for Prince George's County, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 25th day of August, 2026 and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting title to the property in Plaintiff, free of all liens and encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
153310 (6-25,7-2,7-9)

**LEGALS**

**ORDER OF PUBLICATION**

SEPTEMBER PROPERTIES, LLC  
PO BOX 523  
FOREST HILL, MD 21050

Plaintiff

v.  
CARTER BEY INVESTMENTS

and  
WALTER LAMONT BRANHAM

and  
JAMES SCHNEIDER

and  
THE STATE OF MARYLAND

and  
PRINCE GEORGE'S COUNTY,  
MARYLAND

And heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, unknown owners and any and all persons having or claiming to have any interest in the property and premises situate in the County of Prince George's

Property: 6213 Kolb Street Capitol Heights, MD 20743  
Lot Size: 7,200 SF  
Desc.: Lots 212 & 214, Cedar Heights  
Deed Ref.: 42733-257  
Tax ID: 18 2042638  
Ass'd to: Carter Bey Investments

**In the Circuit Court for Prince George's County, Maryland C-16-CV-26-003589**

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

Property: 6213 Kolb Street Capitol Heights, MD 20743  
Lot Size: 7,200 SF  
Desc.: Lots 212 & 214, Cedar Heights  
Deed Ref.: 42733-257  
Tax ID: 18 2042638  
Ass'd to: Carter Bey Investments

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

It is thereupon this 15th day of June, 2026, by the Circuit Court for Prince George's County;

ORDERED, that notice be given by the insertion of a copy of this Order in THE PRINCE GEORGE'S POST, a newspaper having circulation in Prince George's County, once a week for three successive weeks, warning all persons interested in the said properties to be and appear in this Court by the 18th day of August, 2026, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
153305 (6-25,7-2,7-9)

**THIS COULD BE**

**YOUR AD!**

Call 301-627-0900

**LEGALS**

**PRINCE GEORGE'S COUNTY GOVERNMENT**

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

**REGULAR SESSION**

**JULY 8, 2026**

1. t/a T.G.I Friday's (District Heights), Daniel J. Halpern, Managing Member, Valerie R. Jackson, Member, Brooke J. Edmond, Member, Atlanta Restaurant Partners, LLC, 5740 Silver Hill Road, District Heights, 20747. Request for a Special Entertainment Permit. Represented by Linda Carter, Esquire. Continued from May 13, 2026.

2. t/a T.G.I Friday's (Greenbelt), Daniel J. Halpern, Managing Member, Valerie R. Jackson, Member, Brooke J. Edmond, Member, Atlanta Restaurant Partners, LLC, 6460 Capitol Drive, Greenbelt, 20770. Request for a Special Entertainment Permit. Represented by Linda Carter, Esquire. Continued from May 13, 2026.

3. t/a T.G.I Friday's (Capitol Centre), Daniel J. Halpern, Managing Member, Valerie R. Jackson, Member, Brooke J. Edmond, Member, Atlanta Restaurant Partners, LLC, 1101 Shoppers Way, Upper Marlboro, 20774. Request for a Special Entertainment Permit. Represented by Linda Carter, Esquire. Continued from May 13, 2026.

4. t/a Kitchen Near You, Violet S. Fadimatou, Member-Manager, Lawrence M. Asonglefac, Member-Manager, Kitchen Near You, LLC, 5321 Ager Road, Hyattsville, 20782. Request for a Special Entertainment Permit.

5. t/a Looney's Pub at College Park, William A Larney Jr., President, Looney's Pub at College Park, Inc., 8150 Baltimore Avenue, College Park, 20740. Request for a Special Entertainment Permit.

6. t/a Café Tacuba, Jorge Menendez Colcho, Member-Manager, Trinity Grill and Bar, LLC, 3010 Hamilton Street, Hyattsville, 20782. Request for a Special Entertainment Permit. Continued from June 3, 2026.

7. Dog Haus Biergarten, Rajneesh Nappal, Member-Manager/ Authorized Person, M&T Restaurant, LLC, 7401 Baltimore Avenue, Suite 1A, College Park, 20740. Request for a Special Entertainment Permit. Represented by Linda Carter, Esquire.

8. t/a Live K Karaoke National Harbor, located at 137 National Harbor, #200, Oxon Hill, 20745. For an alleged violation of 6-313 A retail dealer or an agent or employee of a retail dealer may not tamper with or change the quantity or quality of the contents of a container of an alcoholic beverage after the container has been lawfully sealed and while the contents remain in the container, of the Alcoholic Beverage Article of the Annotated Code of Maryland and R.R. No. 18 Refilling or Tampering with alcoholic beverage containers of the Rules and Regulations for Prince George's County.

9. t/a B. K. Miller Super Liquors, located at 9024 Old Branch Avenue, Clinton, 20735. For an alleged violation of 26-1902.1 The license holder or any individual designated by the license holder who is employed in a supervisory capacity shall be certified by an approved alcohol awareness program and be present on the licensed premises at all times when alcoholic beverages may be sold of the Alcoholic Beverage Article of the Annotated Code of Maryland and R.R. No. 83 Alcohol Awareness of the Rules and Regulations for Prince George's County.

10. t/a Kobe Japanese Restaurant & Seafood House, located at 2801 Campus Way North #302, Lanham, 20706. For an alleged violation of 26-1902.1 The license holder or any individual designated by the license holder who is employed in a supervisory capacity shall be certified by an approved alcohol awareness program and be present on the licensed premises at all times when alcoholic beverages may be sold of the Alcoholic Beverage Article of the Annotated Code of Maryland and R.R. No. 83 Alcohol Awareness of the Rules and Regulations for Prince George's County.

11. t/a Best Fried Chicken, Crab & Seafood, located at 3330 Naylor Road, Temple Hills, 20748. For an alleged violation of R.R. No. 37 (E) Change in mode of operation (Having a drive through without a permit), of the Rules and Regulations for Prince George's County.

12. t/a Town Center Wine & Spirits, located at 6401 America Blvd, Hyattsville, 20782. On November 17, 2025, at approximately 10:00 a.m., Agent Washington of the Maryland Alcohol, Tobacco, and Cannabis Commission conducted a routine inspection in which Agent Washington identified boxes of alcohol originating from India that were traced to a wholesaler in New Jersey. Additionally, several boxes of assorted beer, wine and liquor of various brands were found in which no invoices were available to verify proof of purchase. The licensee is being charged with R.R. No. 11: Purchase by Authorized Wholesaler and R.R. No. 26(A)(F): Fail-

ure to Keep Records. Represented by Robert Kim, Esquire.

13. National Association of Buffalo Soldiers One Day Event, located 9407 Livingston Road, Fort Washington, 20744. For an alleged violation of R.R. No. 37-Change of Mode of operation- A. No License holder shall change the mode of operation of the licensed premises without first having the approval and/or consent of the Board of Licensed Commissioners.

A virtual hearing will be held via Zoom at 7:00 p.m. on Wednesday, July 8, 2026. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at <http://bolc.mypgc.us>, or you may email [BLC@co.pg.md.us](mailto:BLC@co.pg.md.us) to request the link. Letters of Support or Oppositions should be submitted to our office at least 5 days prior to the day of the hearing. Additional information may be obtained by contacting the Board's Office at 301-583-9980.

**BOARD OF LICENSE COMMISSIONERS**

Attest:  
Terence Sheppard  
Director  
June 18, 2026

153350 (6-25,7-2)

**LEGALS**

**ORDER OF PUBLICATION BY POSTING**

YVETTE PIXLEY

VS.

DAVON JOHN DOE

**In the Circuit Court for Prince George's County, Maryland Case Number: C-16-FM-26-001055**

ORDERED, ON THIS 18th day of June, 2026, by the Circuit Court for Prince George's County MD:

That the Defendant, DAVON JOHN DOE is hereby notified that the Plaintiff, has filed a Complaint FOR CUSTODY, VISITATION AND OTHER RELIEF naming him/her as the defendant and stating that the Defendant's last known address is: Unknown, Unknown MD 00000 and therefore it is;

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

ORDERED, said publication to be completed by the 18th day of July, 2026; and it is further;

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

ORDERED, THAT THE DEFENDANT, DAVON JOHN DOE, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 17th day of August, 2026, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/ HER BY DEFAULT.

**LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF PHYLLIS CHESLEY

Notice is given that Christina Taylor, whose address is 16701 Melford Blvd Ste 400, Bowie MD 20715, was on May 27, 2026 appointed personal representative of the small estate of Phyllis Chesley, who died on February 8, 2024 without a will.

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

All persons having 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.

CHRISTINA TAYLOR  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 137452  
153327 (6-25)

**LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF JIA-QIN SHEN

Notice is given that Jia Shen, whose address is 4012 Longfellow St, Hyattsville, MD 20781-1746, was on May 19, 2026 appointed Personal Representative of the estate of JIA-QIN SHEN who died on January 31, 2025 with a will.

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

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.

JIA SHEN  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 136340  
153126 (6-4,6-11,6-18)

**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.  
Merrylle Doughty Dickens  
9101 4th Street  
Lanham, MD 20706  
Defendant

**In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-26-001074**

Notice is hereby given this 5th day of June, 2026, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 6th day of July, 2026, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 6th day of July, 2026. The Report of Sale states the amount of the foreclosure sale price to be \$308,000.00. The property sold herein is known as 9101 4th Street, Lanham, MD 20706.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
153235 (6-11,6-18,6-25)

**LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF JOAN LYNN WICKER

Notice is given that Linda A. Beard, whose address is 58 Cresent Rd Unit C, Greenbelt, MD 20770, was on May 19, 2026 appointed Personal Representative of the estate of JOAN LYNN WICKER, who died on April 7, 2025 without a will.

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

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

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

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

LINDA A. BEARD  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 137160  
153232 (6-11,6-18,6-25)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF REBECCA S SCRIBER

Notice is given that Virginia Baker, whose address is 8414 Red Clay Ct, Brandywine, MD 20613, was on June 16, 2026 appointed Personal Representative of the estate of REBECCA S SCRIBER who died on May 2, 2026 with a will.

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

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

VIRGINIA BAKER  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 141851  
153329 (6-25,7-2,7-9)

**LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF NETTIE RENE WILLIAMS

Notice is given that Delores Williams-Tiggle, whose address is 2617 Longbow Ct, Bryans Road, MD 20616-6023, was on June 10, 2026 appointed Personal Representative of the estate of NETTIE RENE WILLIAMS who died on May 17, 2026 with a will.

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

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

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 10th day of December, 2026.

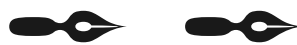
Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

(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.

DELORES WILLIAMS-TIGGLE  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 141730  
153330 (6-25,7-2,7-9)



**LEGALS**

**Notice of Intended Disinterment**

Notice

**LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**HORACE H.D. MOSBY  
AKA: HORACE HENRY DENNIS MOSBY, HORACE D MOSBY**

Notice is given that Marilyn Mosby Martin, whose address is 7003 Quisiberry Way, Bowie, MD 20720-4313, was on December 23, 2025 appointed personal representative of the small estate of Horace H.D. Mosby who died on January 4, 2025 with a will.

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

All 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.

**MARILYN MOSBY MARTIN**  
Personal Representative

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

Estate No. 136278  
153312 (6-25)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**ELEANOR FITTER BEHNKE**

Notice is given that Jeanne Behnke Byrnes, whose address is 7508 Lake Glen Drive, Glenn Dale, MD 20769, was on February 5, 2025 appointed personal representative of the small estate of Eleanor Fitter Behnke who died on September 19, 2024 with a will.

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

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

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

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

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

**JEANNE BEHNKE BYRNES**  
Personal Representative

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

Estate No. 135763  
153311 (6-25)

**LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**MICHAEL RAY PARMLEY**

Notice is given that Sherri Lynn Drainville, whose address is 3804 Tayten Dr, Nampa, ID 83607, was on June 12, 2026 appointed personal representative of the small estate of Michael Ray Parmley who died on December 21, 2024 with a will.

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

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

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

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

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

**SHERRI LYNN DRAINVILLE**  
Personal Representative

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

Estate No. 141195  
153313 (6-25)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**CHARLIE BUTLER JR**

Notice is given that Robin Butler, whose address is 1806 Glendora Dr, District Heights, MD 20747, was on June 16, 2026 appointed personal representative of the small estate of Charlie Butler Jr who died on May 18, 2026 with a will.

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

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

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

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

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

**ROBIN BUTLER**  
Personal Representative

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

Estate No. 141846  
153314 (6-25)

**LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**MICHAEL HOWARD BARNES SR**

Notice is given that Michael H Barnes Jr, whose address is 10010 Broadleaf St, Bowie, MD 20721-2783, was on June 16, 2026 appointed personal representative of the small estate of Michael Howard Barnes Sr who died on May 4, 2026 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment 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 H BARNES 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. 141850  
153315 (6-25)

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

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

Notice is given that Lola Johnson, whose address is 9612 Bald Hill Rd, Bowie, MD 20721-2874, was on June 15, 2026 appointed personal representative of the small estate of Keith Johnson who died on April 10, 2026 with a will.

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

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

**IOLA JOHNSON**  
Personal Representative

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

Estate No. 141837  
153316 (6-25)

**LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**DAHLIA KAREN KNIGHT**

Notice is given that Dionne Knight-Mayfield, whose address is 16200 Audubon Ln, Bowie, MD 20716-1533, was on June 8, 2026 appointed Personal Representative of the estate of DAHLIA KAREN KNIGHT who died on May 2, 2026 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 8th day of December, 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 8th day of December, 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.

**DIONNE KNIGHT-MAYFIELD**  
Personal Representative

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

Estate No. 141669  
153266 (6-18,6-25,7-2)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**GERALD LOVETT BRYANT**

Notice is given that Micolia L Bryant, whose address is 12006 Nevin Ln, Fort Washington, MD 20744-5137, was on June 8, 2026 appointed Personal Representative of the estate of GERALD LOVETT BRYANT who died on February 24, 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 8th day of December, 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 8th day of December, 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.

**MICOLIA L BRYANT**  
Personal Representative

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

Estate No. 141686  
153267 (6-18,6-25,7-2)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**MAROT N NDESO**

Notice is given that Alethia Ndeso, whose address is 4306 Stabemere Ct, Bowie, MD 20720, was on June 16, 2026 appointed Personal Representative of the estate of MAROT N NDESO, who died on May 31, 2025 without a will.

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

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

**ALETHIA NDESO**  
Personal Representative

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

Estate No. 138953  
153332 (6-25,7-2,7-9)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**BRENDA LANCASTER**

Notice is given that Angela Potts, whose address is 11201 Millers Ter, Bowie, MD 20721-2248, was on June 15, 2026 appointed Personal Representative of the estate of BRENDA LANCASTER, who died on March 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 15th day of December, 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 December, 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.

**ANGELA POTTS**  
Personal Representative

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

Estate No. 141731  
153333 (6-25,7-2,7-9)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**DARIUS ANTHONY BOLDEN**

Notice is given that Jaleeza Horton-Bolden, whose address is 12401 Lusby Ln, Brandywine, MD 20613-7851, was on June 16, 2026 appointed Personal Representative of the estate of DARIUS ANTHONY BOLDEN, who died on November 9, 2025 without a will.

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

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

**JALEEZA HORTON-BOLDEN**  
Personal Representative

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

Estate No. 140680  
153334 (6-25,7-2,7-9)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**MARSHA GAY BRACY**

Notice is given that Jeffrey D Jackson, whose address is 5018 Plata St, Clinton, MD 20735-2438, was on June 16, 2026 appointed Personal Representative of the estate of MARSHA GAY BRACY, who died on April 27, 2026 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 16th day of December, 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 December, 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 D JACKSON**  
Personal Representative

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

Estate No. 141539  
153335 (6-25,7-2,7-9)

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## LEGALS

### A SUMMARY OF HYATTSVILLE ORDINANCE 2026-01 – Fiscal Year 2027 Budget

Notice is hereby given by the City Council of the City of Hyattsville, a municipal corporation of the State of Maryland, that the Council passed and adopted Ordinance 2026-01 Fiscal Year 2027 Budget. The title of the Ordinance which constitutes a fair summary, is as follows:

**The Ordinance adopts the annual budget for the Fiscal Year July 1, 2026, through June 30, 2027, for the general purpose of fixing tax rates for the Fiscal Year beginning July 1, 2026; authorizing the collection of taxes herein levied, and appropriating funds for the Fiscal Year.**

The tax rates for FY27 for the City of Hyattsville are as follows:

TAX TYPE	RATE						
Real Property (includes land, improvements and fixtures)	sixty-three cents (\$.63) on each one hundred (\$100.00) dollars of assessed value						
Operating property of public utilities and contract carriers	Three dollars and fifty cents (\$3.50) on each one hundred (\$100.00) dollars of assessed value						
Tangible operating personal property, including commercial inventory	one dollar and fifteen cents (\$1.15) on each one hundred (\$100.00) dollars of assessed value						
University Town Center Special Tax District	RATE						
A	B	C	D	E	F	G	
				Total G \$1,342,000 divided by total E 2,014.38			
(C times D) (E times F)							
Land Use Class	Number of Parcels	Building Square Feet (sf)	Dwelling Unit (du) Parking Space (ps)	Equivalent Use Rate	Equivalent Use Factors (EUF)	Special Tax Per EUF	Special Tax Requirement
Office	5	1,044,091	0,701,000 sf	730.96	\$696.21	\$486,928.11	\$486,928.11
Retail	5	213,081	1,021,000 sf	218.16	\$696.21	\$146,339.28	\$146,339.28
Residential	137	1,032	1,000 du	1,032.00	\$696.21	\$957,527.88	\$957,527.88
Parking	3	1,668	0,020 ps	33.36	\$696.21	\$22,224.74	\$22,224.74
<b>Total</b>	<b>150</b>			<b>2,014.38</b>		<b>\$1,342,000.00</b>	<b>\$1,342,000.00</b>

The City Treasurer is hereby authorized and directed to collect the taxes herein levied by this ordinance. Taxes not paid by the due date will be assessed interest and subjected to penalties.

The Annual budget for FY27 for the City of Hyattsville was the subject of a public hearing on May 11, 2026, and adopted by the City Council of the City of Hyattsville on June 8, 2026, as follows:

FY 2027 Budget					
	General Fund	Capital Projects Fund	Special Revenue Fund	Debt Service Fund	Total All Funds
<b>Revenue &amp; Other Sources:</b>					
<b>Local Taxes:</b>					
Real Property Taxes	\$22,126,786	\$-	\$-	\$-	\$22,126,786
Personal Property Taxes	\$922,000	\$-	\$-	\$-	\$922,000
Operating Property	\$1,503,833	\$-	\$-	\$-	\$1,503,833
Income Tax	\$4,218,709	\$-	\$-	\$-	\$4,218,709
Admissions and Amusement Taxes	\$150,000	\$-	\$-	\$-	\$150,000
<b>Subtotal - Local Taxes</b>	<b>\$28,921,328</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$28,921,328</b>
<b>Other Revenue &amp; Sources</b>					
Licenses and Permits	\$924,000	\$-	\$-	\$-	\$924,000
Other Governments - Grants	\$2,271,457	\$-	\$469,000	\$-	\$2,740,457
Service Charges	\$74,120	\$-	\$100,000	\$-	\$174,120
Fines and Forfeitures	\$272,120	\$-	\$992,728	\$-	\$1,264,848
Miscellaneous	\$2,090,700	\$-	\$-	\$-	\$2,090,700
Bond / Note - General Gov.	\$-	\$-	\$-	\$-	\$-
Lease Proceeds	\$-	\$2,600,000	\$-	\$-	\$2,600,000
Cash - GF Transfers In	\$-	\$1,088,700	\$-	\$-	\$1,088,700
<b>Subtotal</b>	<b>\$5,632,397</b>	<b>\$3,688,700</b>	<b>\$1,561,728</b>	<b>\$-</b>	<b>\$10,882,825</b>
<b>Total Revenue - Sources</b>	<b>\$34,553,725</b>	<b>\$3,688,700</b>	<b>\$1,561,728</b>	<b>\$-</b>	<b>\$39,804,153</b>
<b>Expenditures &amp; Other Uses:</b>					
Legislative	\$963,961	\$-	\$-	\$-	\$963,961
General Government	\$6,014,557	\$20,000	\$41,000	\$-	\$6,075,557
Police	\$14,623,135	\$1,678,700	\$694,419	\$-	\$16,996,254
Parking Compliance	\$-	\$-	\$726,309	\$-	\$726,309
Code Compliance	\$696,517	\$-	\$-	\$-	\$696,517
<b>Legislative/General/ Public Safety Subtotal</b>	<b>\$22,298,170</b>	<b>\$1,698,700</b>	<b>\$1,461,728</b>	<b>\$-</b>	<b>\$25,458,598</b>
Public Works	\$8,514,472	\$1,990,000	\$-	\$-	\$10,504,472
Community Services/ PEG	\$1,165,068	\$-	\$100,000	\$-	\$1,265,068
Community Development	\$616,461	\$-	\$-	\$-	\$616,461
Cash - GF Transfers-In	\$-	\$-	\$-	\$2,675,982	\$2,675,982
Cash - GF Transfers-Out	\$2,675,982	\$-	\$-	\$-(2,675,982)	\$-
Pay As You Go Cash	\$1,088,700	\$-	\$-	\$-	\$1,088,700
<b>Subtotal</b>	<b>\$14,060,683</b>	<b>\$1,990,000</b>	<b>\$100,000</b>	<b>\$-</b>	<b>\$16,150,683</b>
<b>Total Expenditures-Uses</b>	<b>\$36,358,853</b>	<b>\$3,688,700</b>	<b>\$1,561,728</b>	<b>\$-</b>	<b>\$41,609,281</b>
<b>Excess of Revenue and Other Sources over Expenditures and Other Uses</b>	<b>\$(1,805,128)</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$(1,805,128)</b>
<b>Beginning Fund Balance</b>	<b>\$24,968,137</b>				
<b>Ending Fund Balance</b>	<b>\$23,163,009</b>				

The City Council may from time to time during the fiscal year amend this budget by Ordinance for any amount as approved by 2/3 of the Council.

This Ordinance was introduced on April 8, 2026, at a public meeting and then adopted on June 8, 2026, at a public meeting by the City Council of the City of Hyattsville, Maryland. The Ordinance is posted and available for inspection through July 1, 2026, at the City Hall at 4310 Gallatin Street, Hyattsville, MD 20781. Additionally, to obtain Hyattsville Ordinance 2026-01 in its entirety, please contact Nate Groenendyk, City Clerk, at 301-985-5001 or go to www.hyattsville.org.

153301 (6-18,6-25)

## LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **DANNIE ANTONIO HARRISON**

Notice is given that Dorothy A Harrison, whose address is 5415 Keppler Rd, Temple Hills, MD 20748, was on June 15, 2026 appointed personal representative of the small estate of Dannie Antonio Harrison who died on April 8, 2026 with a will.

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

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

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

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

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

**DOROTHY A HARRISON**  
Personal Representative

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

Estate No. 141423  
153317 (6-25)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **MARION J BERRY**

Notice is given that Christopher N Berry, whose address is 9115 Old Palmer Rd, Fort Washington, MD 20744-3631, was on June 11, 2026 appointed personal representative of the small estate of Marion J Berry who died on October 19, 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.

**CHRISTOPHER N BERRY**  
Personal Representative

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

Estate No. 141796  
153318 (6-25)

## LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **SHIRLEY A HARPER**

Notice is given that Lawrence Harper, whose address is 7205 Giddings Dr, Capitol Heights, MD 20743, was on December 27, 2024 appointed personal representative of the small estate of Shirley A Harper, who died on July 8, 2024 without a will.

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

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

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

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

(2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the 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.

**LAWRENCE HARPER**  
Personal Representative

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

Estate No. 135833  
153320 (6-25)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **SANZA B CLARK**

Notice is given that Msia Clark, whose address is 8611 Monmouth Dr, Upper Marlboro, MD 20772, was on June 15, 2026 appointed personal representative of the small estate of Sanza B Clark, who died on April 14, 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.

**MSIA CLARK**  
Personal Representative

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

Estate No. 141840  
153322 (6-25)

## LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **SHARON LEE**

Notice is given that Ronnie Keen, whose address is 4904 Manor Dr, Oxon Hill, MD 20745-3732, was on June 12, 2026 appointed personal representative of the small estate of Sharon Lee, who died on November 30, 2025 without a will.

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

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

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

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

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

**RONNIE KEEN**  
Personal Representative

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

Estate No. 140729  
153323 (6-25)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **ANTONIO DANA WILLIS**

Notice is given that Antonio Willis, II whose address is 5022 N Englewood Dr, Capitol Heights, MD 20743-1201, was on June 9, 2026 appointed personal representative of the small estate of Antonio Dana Willis, who died on April 18, 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.

**ANTONIO WILLIS, 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. 141756  
153324 (6-25)

## LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **RENE DANILO DIAZ GUEVARA**

Notice is given that Jordy Diaz, whose address is 5031 Bradley Blvd Apt 1, Chevy Chase, MD 20815-6575, was on November 14, 2025 appointed personal representative of the small estate of Rene Danilo Diaz Guevara, who died on November 9, 2025 without a will.

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

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

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

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

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

**JORDY DIAZ**  
Personal Representative

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

Estate No. 139328  
153325 (6-25)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **WILLIAM B SIADYS**

Notice is given that Maria Licalzi, whose address is 1715 Mavapple Way, Gambrills, MD 21054-1813, was on November 21, 2025 appointed personal representative of the small estate of William B Siadys, who died on January 26, 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.

**MARIA LICALZI**  
Personal Representative

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

Estate No. 138728  
153326 (6-25)

## LEGALS

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

BEFORE THE REGISTER OF WILLS

IN THE ESTATE OF:  
**SHARON MCPHAIL**  
ESTATE NO: 136888

PUBLIC NOTICE  
TO CAVEAT

To all persons interested in the above estate:

Notice is given that a petition to caveat has been filed by Ross Carter, challenging the will dated November 10, 2023.

You may obtain from the Register of Wills the date and time of any hearing on this matter.

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

153286 (6-18,6-25)

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## LEGALS

ORDER OF PUBLICATION  
BY POSTING

## ANA ESQUIVEL DE CANAS

VS.

## ROSALVO CANAS

In the Circuit Court for Prince George's County, Maryland  
Case Number: C-16-FM-25-004509  
Other Reference Number(s):  
C-16-FM-24-002816

ORDERED, ON THIS 3rd day of June, 2026, by the Circuit Court for Prince George's County MD:

That the Defendant, **Rosalvo Alexander Canas** is hereby notified that the Plaintiff, has filed a COMPLAINT FOR CUSTODY AND MOTION FOR APPROVAL OF FACTUAL FINDINGS TO PERMIT MINOR CHILDREN'S APPLICATION FOR SPECIAL IMMIGRANT JUVENILE STATUS naming him/her as the defendant and stating that the Defendant's last known address is: **Verapaz, San Vicente, El Salvador** and therefore it is;

ORDERED, that this Order shall be posted at the Court House door in accordance with Maryland Rule 2-122(a)(1), said posting to be completed by the 3rd day of July, 2026; and it is further;

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

ORDERED, said publication to be completed by the 3rd day of July, 2026; and it is further;

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

ORDERED, THAT THE DEFENDANT, **ROSALVO ALEXANDER CANAS**, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE **2nd day of August, 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  
153155 (6-11,6-18,6-25)

Joshua Winger  
14300 Gallant Fox Lane Suite 120  
Bowie, MD 20715  
301-464-7448 ext #114

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**EDWARD DEWEY TURNER**

Notice is given that Lauren V Freese, whose address is 10535 Price Dr, Milford, DE 19963-2002, and Daniel L Redmond, whose address is 12411 Seabury Ln, Bowie, MD 20715-3113 were on May 29, 2026 appointed Co-Personal Representatives of the estate of EDWARD DEWEY TURNER who died on April 11, 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 co-personal representatives or the attorney.

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

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

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

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

**LAUREN V FREESE**  
**DANIEL L REDMOND**  
Co-Personal Representatives

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

Estate No. 141640  
153214 (6-11,6-18,6-25)

## LEGALS

Stephen J Reichert  
2221 Lake Ave  
Baltimore, MD 21213  
410-299-4959

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**JANAKRAY MANSUKHBHAI PATEL**

Notice is given that Visvas J Patel, whose address is 11520 Basswood Ct, Laurel, MD 20708-3172, was on March 3, 2026 appointed Personal Representative of the estate of JANAKRAY MANSUKHBHAI PATEL who died on January 19, 2025 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 3rd day of September, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 3rd day of September, 2026.

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

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

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

**VISVAS J PATEL**  
Personal Representative

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

Estate No. 139708  
153213 (6-11,6-18,6-25)

## LEGALS

## NOTICE

**JEREMY K. FISHMAN**, et al.

Substitute Trustees  
vs.  
**GERALD BAUGH**  
5706 Center Drive  
Temple Hills, MD 20748

In the Circuit Court for Prince George's County, Maryland

**Civil Action No.**  
**C-16-CV-26-000921**

Notice is hereby given this 9th day of June, 2026, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5706 Center Drive, Temple Hills, MD 20748, made and represented by Jeremy K. Fishman and Erica T. Davis, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 9th day of July, 2026, next, provided a copy of this NOTICE be inserted in some newspaper published in said County once in each of three successive weeks before the 9th day of July, 2026, next.

The Report of Sale states the amount of the sale to be Three Hundred Forty Eight Thousand Eight Hundred Eight Dollars (\$348,808.00).

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

True Copy—Test:  
Mahasin El Amin, Clerk  
153290 (6-18,6-25,7-2)

## LEGALS

## NOTICE

**SHARRON ARTIS-ARNOLD**  
Plaintiff

vs.  
**EUGENE ARNOLD**  
Defendant

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

**CASE NO. C-16-FM-25-004162**

**NOTICE IS HEREBY** given this 15th day of June, 2026 by the Circuit Court of Prince George's County, Maryland, that the sale of the property mentioned in these proceedings, specifically, 4708 Halloran Court, Upper Marlboro, Maryland 20772 made and reported by Lauren J. Mullins, Trustee, will be ratified and confirmed, unless cause to the contrary be shown on or before the 15th day of July, 2026.

**PROVIDED**, a copy of this Notice be inserted in a newspaper published in said County, one in each of three (3) successive weeks before the 15th day of July, 2026.

**THE REPORT STATES** the amount of the sale to be Six Hundred Eighty-five Thousand Dollars (\$ 685,000).

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

True Copy—Test:  
Mahasin El Amin, Clerk  
153302 (6-18,6-25,7-2)

Mitchell I. Stern  
PO Box 1821  
Olney, MD 20832  
202-384-3004

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**PHILIP CLYDE WATSON, JR.**  
AKA: **PHILIP C. WATSON, JR.**

Notice is given that James R. Sonick, whose address is 17626 Aquasco Rd., Brandywine, MD 20613, was on June 16, 2026 appointed Personal Representative of the estate of PHILIP CLYDE WATSON, JR.; AKA: PHILIP C. WATSON, JR. who died on January 26, 2026 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 16th day of December, 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 December, 2026.

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

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

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

**JAMES R. SONICK**  
Personal Representative

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

Estate No. 141345  
153328 (6-25,7-2,7-9)

## LEGALS

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

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**HADAS GEBRAL TESFAI**

Notice is given that Ellen Tesfai, whose address is 7570 Mandan Road, Greenbelt, MD 20770, was on June 12, 2026 appointed Personal Representative of the estate of HADAS GEBRAL TESFAI, who died on December 7, 2025 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 12th day of December, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 12th day of December, 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.

**ELLEN TESFAI**  
Personal Representative

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

Estate No. 141062  
153338 (6-25,7-2,7-9)

## LEGALS

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

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**DARLENE WINSLOW LATHON**

Notice is given that Delonte P Lathon, whose address is 6010 Goodfellow Dr, Suitland, MD 20746-3711, was on June 9, 2026 appointed Personal Representative of the estate of DARLENE WINSLOW LATHON who died on August 24, 2025 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 9th day of December, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 9th day of December, 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.

**DELONTE P LATHON**  
Personal Representative

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

Estate No. 141404  
153331 (6-25,7-2,7-9)

## LEGALS

**Heather L. Sunderman, Esq.**  
McMillan Metro Faerber, P.C.  
7811 Montrose Road, Suite 400  
Potomac, Maryland 20854  
301-251-1180

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**GEORGE TAYLOR**

Notice is given that Philip D. Taylor, whose address is 700 Geneagles Drive, Fort Washington, Maryland 20744, was on June 11, 2026 appointed Personal Representative of the estate of GEORGE TAYLOR, who died on February 19, 2017 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 11th day of December, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 11th day of December, 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.

**PHILIP D. TAYLOR**  
Personal Representative

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

Estate No. 121471  
153342 (6-25,7-2,7-9)

Kevin D. McCarthy, Esq.  
4405 East West Highway, Suite 201  
Bethesda, MD 20814  
301-654-3730

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**DIONE E MONAE TYREE**

Notice is given that Belinda Tyree, whose address is 5638 Emerson Street, #A-2, Bladensburg, MD 20710, and Charles Williams IV, whose address is 4905 Addison Road, Apt 304, Capitol Heights, MD 20743, were on June 1, 2026 appointed co-personal representatives of the small estate of Dione E Monae Tyree, who died on July 26, 2025 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the co-personal representatives 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 co-personal representatives 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 co-personal representatives mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the 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.

**BELINDA TYREE**  
**CHARLES WILLIAMS IV**  
Co-Personal Representatives

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

Estate No. 141659  
153319 (6-25)

## LEGALS

**Torra B. Hausmann**  
200 Westgate Circle, Suite 500  
Annapolis, MD 21401  
410-266-0626

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**SUSANNA MIKULKA**

Notice is given that Susan G. Singleton, whose address is 117 East Bay View Drive, Annapolis, MD 21403, was on June 12, 2026 appointed personal representative of the small estate of Susanna Mikulka, who died on June 1, 2020 without a will.

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

All 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.

**SUSAN G. SINGLETON**  
Personal Representative

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

Estate No. 141235  
153321 (6-25)

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

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YOUR AD!**

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YOUR AD!**

Call 301-627-0900

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CARRINE S MITCHELL

Notice is given that Marcus O Mitchell, whose address is 7738 Loudon Dr, Fort Washington, MD 20744-3411, was on June 5, 2026 appointed Personal Representative of the estate of CARRINE S MITCHELL who died on April 22, 2026 with a will.

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

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

MARCUS O MITCHELL
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 141717
153268 (6-18.6-25.7-2)

Andrea Baddour
10735 Town Center Blvd Ste. 4
Dunkirk, MD 20754
301-494-2108

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOHN CANTRELL
(JOHN WOODRUFF CANTRELL)

Notice is given that Ronald Cantrell, whose address is 22350 White Oak Road, Leonardtown, MD 20650, was on June 4, 2026 appointed Personal Representative of the estate of JOHN CANTRELL (JOHN WOODRUFF CANTRELL), who died on April 25, 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 December, 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 December, 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.

RONALD CANTRELL
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 141706
153280 (6-18.6-25.7-2)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
STANLEY GEORGE HUTCHINSON III

Notice is given that Marquess C Commodore, whose address is 9550 Ruby Lockhart Blvd Apt 210, Bowie, MD 20721-3455, was on June 3, 2026 appointed Personal Representative of the estate of STANLEY GEORGE HUTCHINSON III who died on April 16, 2026 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 3rd day of December, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 3rd day of December, 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.

MARQUESS C COMMODORE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 141547
153269 (6-18.6-25.7-2)

RACHEL MUNOZ ESQ
1061 Baltimore Annapolis Blvd
Arnold, MD 21012-1813
410-541-0269

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ALICE M MOLINARI

Notice is given that GREGORY H MOLINARI, whose address is 103 Chestnut Rd., Severna Park, MD 21146-3304, was on December 01, 2025 appointed Personal Representative of the estate of ALICE M MOLINARI who died on September 16, 2025 with a will.

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

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

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

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

GREGORY H MOLINARI
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 139509
153300 (6-18.6-25.7-2)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DEBORAH MARIA THOMPSON

Notice is given that Michael Thompson, whose address is 1207 Cherob Ln, Durham, NC 27713-7339, was on June 5, 2026 appointed Personal Representative of the estate of DEBORAH MARIA THOMPSON 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 5th day of December, 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 December, 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.

MICHAEL THOMPSON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 141735
153270 (6-18.6-25.7-2)

K. Hadley Ramiah
Wood & Ramiah, LLC
23087 Three Notch Road
California, MD 20619
301-737-8882

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DAVID KEITH LANTZ

Notice is given that Jennifer E. Lantz, whose address is 15721 Baden Naylor Rd, Brandywine, MD 20613, was on June 3, 2026 appointed Personal Representative of the estate of DAVID KEITH LANTZ, who died on December 19, 2025 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 3rd day of December, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 3rd day of December, 2026.

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

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

JENNIFER E. LANTZ
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 141704
153282 (6-18.6-25.7-2)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
VERONICA CAESAR
AKA: VERONICA DESHAE CAESAR

Notice is given that Alleayah Caesar, whose address is 225 E 39th St Apt 20H, New York, NY 10016-2295, was on June 3, 2026 appointed Personal Representative of the estate of VERONICA CAESAR who died on March 8, 2026 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 3rd day of December, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 3rd day of December, 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.

ALLEYAH CAESAR
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 141693
153271 (6-18.6-25.7-2)

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
MELVIN DELORES FAISON

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 MELVIN DELORES FAISON, who died on June 8, 2025 without a will.

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

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

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. 138564
153284 (6-18.6-25.7-2)

LEGALS

ORDER OF PUBLICATION

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

Plaintiff
Vs.

SPINKSVILLE, LLC
C/o Jonathan A. Azrael, Resident Agent
101 E. Chesapeake Avenue, 5th Floor
Baltimore, Maryland 21286

UNKNOWN OWNER OF PROPERTY
Pt Par 5118866 F474 (1.1613 A DFR 97 RW38)R, Erecrd5/11/7 L21358f085, Map 107, Grid C2, Parcel 0051, Acct No. 09-0963991

And all other persons having or claiming to have an interest in Pt Par 5118866 F474 (1.1613 A DFR 97 RW38)R, Erecrd5/11/7 L21358f085, Account Number 09-0963991 Defendants.

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

And all other persons having or claiming to have an interest in Pt Par 5118866 F474 (1.1613 A DFR 97 RW38)R, Erecrd5/11/7 L21358f085, Account Number 09-0963991 Defendants.

In the Circuit Court for Prince George's County, Maryland
CASE NO.: C-16-CV-26-003359

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, Pt Par 5118866 F474 (1.1613 A DFR 97 RW38)R, Erecrd5/11/7 L21358f085, Account No. 09-0963991 and assessed to Spinksville, LLC, and sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiffs in these proceedings:

Pt Par 5118866 F474 (1.1613 A DFR 97 RW38)R, Erecrd5/11/7 L21358f085, District 09, Map 107, Grid C2, Parcel 0051, Acct No.: 0963991

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

It is thereupon this 9th day of June, 2026, by the Circuit Court for Prince George's County,

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation once a week for three successive weeks, before the 3rd day of July, 2026, warning all persons interested in said property to be and appear in this Court by the 11th day of August, 2026, to redeem the property, Pt Par 5118866 F474 (1.1613 A DFR 97 RW38)R, Erecrd5/11/7 L21358f085, Account No. 09-0963991, and answer the Complaint of or thereafter a final decree will be rendered foreclosing all rights of redemption in the property and vesting in the Plaintiff, WILBARGER, LLC, a title free and clear of all encumbrances, except for ground rents.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
153287 (6-18.6-25.7-2)

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
153287 (6-18.6-25.7-2)

LEGALS

ORDER OF PUBLICATION

DYNASTY SOLUTIONS LLC

Plaintiff
V.

JAMIE R. LEMUS

AND

JAIME RODOLFO LEMUS CARRANZA

AND

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

12516 OLD FORT ROAD
FORT WASHINGTON, MD 20744

AND

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: ANTHONY D. JONES, COUNTY ATTORNEY

AND

UNKNOWN OWNERS OF THE PROPERTY:

12516 OLD FORT ROAD
FORT WASHINGTON, MD 20744

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

Defendant(s)

In the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Mahasin El Amin, Clerk
153289 (6-18.6-25.7-2)

CASE NO.: C-16-CV-26-000518

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

All that property in Prince George's County described as: Chapel Hill, 1.6900 Acres., Assmt \$79,900, Map 132 Grid C4 Par 114 Lib 48757 F1 490, tax account no. 05-0307751, Deed ref. 48757/490 and assessed to LEMUS JAIME R Etal.

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

It is thereupon this 9th day of June, 2026, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 3rd day of July, 2026, warning all persons interested in the property to appear in this Court by the 11th day of August, 2026, and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
153288 (6-18.6-25.7-2)

LEGALS

ORDER OF PUBLICATION

DYNASTY SOLUTIONS LLC

Plaintiff
V.

ALLEGHENY EAST CONFERENCE CORPORATION OF SEVENTH-DAY ADVENTISTS, INC.

AND

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

6303 RIGGS ROAD
HYATTSVILLE, MD 20782

AND

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: ANTHONY D. JONES, COUNTY ATTORNEY

AND

UNKNOWN OWNERS OF THE PROPERTY:

6303 RIGGS ROAD
HYATTSVILLE, MD 20782

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

Defendant(s)

In the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Mahasin El Amin, Clerk
153287 (6-18.6-25.7-2)

LEGALS

ORDER OF PUBLICATION

DYNASTY SOLUTIONS LLC

Plaintiff
V.

JAMIE R. LEMUS

AND

JAIME RODOLFO LEMUS CARRANZA

AND

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

12516 OLD FORT ROAD
FORT WASHINGTON, MD 20744

AND

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: ANTHONY D. JONES, COUNTY ATTORNEY

AND

UNKNOWN OWNERS OF THE PROPERTY:

12516 OLD FORT ROAD
FORT WASHINGTON, MD 20744

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

Defendant(s)

In the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Mahasin El Amin, Clerk
153289 (6-18.6-25.7-2)

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**LEGALS**

Andrew McGuire  
1809 20th Street NW, #52  
Washington, DC 20009  
202-618-3461

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**JOHN N. MCKEVITT**

Notice is given that Erin Leavitt fka Erin McKeVitt, whose address is 1719 D St SE, Washington, DC 20003, was on June 9, 2026 appointed Personal Representative of the estate of JOHN N. MCKEVITT who died on November 27, 2025 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 9th day of December, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 9th day of December, 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.

ERIN LEAVITT  
FKA ERIN MCKEVITT  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 141597  
153263 (6-18,6-25,7-2)

Christopher J Martin  
1 Research Court Suite 450  
Rockville, MD 20850  
240-670-5522

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**ANNETTE HUDGENS**

Notice is given that Pamela Hudgens, whose address is 5410 Upshur St, Bladensburg, MD 20710-1554, was on June 8, 2026 appointed Personal Representative of the estate of ANNETTE HUDGENS, who died on April 27, 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 8th day of December, 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 8th day of December, 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.

PAMELA HUDGENS  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 141739  
153274 (6-18,6-25,7-2)

**LEGALS**

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

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**MARY LINDA WILLIAMS**

Notice is given that Rochelle Marie Cooper, whose address is 6208 Sheridan Street, Riverdale, MD 20737, was on June 5, 2026 appointed Personal Representative of the estate of MARY LINDA WILLIAMS, who died on January 12, 2026 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 5th day of December, 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 December, 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 MARIE COOPER  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 141176  
153276 (6-18,6-25,7-2)

**LEGALS**

Lindsay V. R. Moss, Esq.  
6700 Alexander Bell Drive  
Suite 200  
Columbia, MD 21046  
410-988-3838

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**JOYCE WEIR**

Notice is given that Chalmers Gregory Weir, whose address is 5101 Shenstone Drive, Virginia Beach, Virginia 23455, was on May 15, 2026 appointed Personal Representative of the estate of JOYCE WEIR who died on January 27, 2026 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 15th 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 15th 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.

CHALMERS GREGORY WEIR  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 140888  
153212 (6-11,6-18,6-25)

**LEGALS**

Nancy L Miller  
8808 Old Branch Avenue  
Clinton, MD 20735  
301-868-2350

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**EDWARD N. VEST**

Notice is given that DEBORAH D LECOMPTÉ, whose address is 2583 S Live Oak Dr, Moncks Corner, SC 29461-8716, was on June 2, 2026 appointed Personal Representative of the estate of EDWARD N. VEST who died on May 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 2nd day of December, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 2nd day of December, 2026.

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

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

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

DEBORAH D LECOMPTÉ  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 141679  
153193 (6-11,6-18,6-25)

Shawn D. Bartley, Esq.  
8630 Fenton Street, Suite 917  
Silver Spring, MD 20910  
301-741-4124

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**VALENCIA WILKS**

Notice is given that Shawn D. Bartley, Esq., whose address is 8630 Fenton Street, Suite 917, Silver Spring, MD 20910, was on June 2, 2026 appointed Personal Representative of the estate of VALENCIA WILKS who died on October 9, 2025 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 2nd day of December, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 2nd day of December, 2026.

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

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

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

SHAWN D. BARTLEY, ESQ.  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 140045  
153194 (6-11,6-18,6-25)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**TYRONE R PITTMAN SR**

Notice is given that Brandy Boyd, whose address is 9905 Fox Run Dr, Clinton, MD 20735-3078, was on June 15, 2026 appointed Personal Representative of the estate of TYRONE R PITTMAN SR, who died on March 28, 2026 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 15th day of December, 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 December, 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.

BRANDY BOYD  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 141496  
153336 (6-25,7-2,7-9)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**SHANE LEON RONETZ**

Notice is given that Vanessa Ronetz, whose address is 9209 Sherwood Dr, Upper Marlboro, MD 20772-6714, was on June 15, 2026 appointed Personal Representative of the estate of SHANE LEON RONETZ, who died on March 19, 2026 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 15th day of December, 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 December, 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.

VANESSA RONETZ  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 141127  
153337 (6-25,7-2,7-9)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**CHARLES D. NELSON  
AKA: CHARLES DAVID NELSON**

Notice is given that L. Orinda Nelson, whose address is 7240 Windsor Ln, Hyattsville, MD 20782-1045, was on June 12, 2026 appointed Personal Representative of the estate of CHARLES D. NELSON, who died on August 24, 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 12th day of December, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 12th day of December, 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.

L. ORINDA NELSON  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 141813  
153339 (6-25,7-2,7-9)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**MATTIE JEAN COX**

Notice is given that Kenosha Cox, whose address is 5221 Kenmont Rd, Oxon Hill, MD 20745, was on June 11, 2026 appointed Personal Representative of the estate of MATTIE JEAN COX, who died on January 8, 2025 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 11th day of December, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 11th day of December, 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.

KENOSHA COX  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 138231  
153340 (6-25,7-2,7-9)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**LILLIE HAMILTON**

Notice is given that Darnell D Eaton, whose address is 7902 General Maxwell Dr, Brandywine, MD 20613-2043, was on June 11, 2026 appointed Personal Representative of the estate of LILLIE HAMILTON, who died on May 13, 2026 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 11th day of December, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 11th day of December, 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.

DARNELL D EATON  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 141786  
153341 (6-25,7-2,7-9)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**PETRANILLA LINDOR**

Notice is given that Albert Lindor, whose address is 3204 Ryan Dr, Suitland, MD 20746-1351, was on June 11, 2026 appointed Personal Representative of the estate of PETRANILLA LINDOR, who died on April 10, 2026 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 11th day of December, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 11th day of December, 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.

ALBERT LINDOR  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 141551  
153343 (6-25,7-2,7-9)

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**LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **ADDIE MAE TAYLOR**

Notice is given that Jesse L Boylan IV, whose address is 5203 Shires Ct, Clinton, MD 20735-3643, was on June 5, 2026 appointed Personal Representative of the estate of **ADDIE MAE TAYLOR**, who died on March 9, 2026 without a will.

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

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

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

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

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

**JESSE L BOYLAN IV**  
Personal Representative

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

Estate No. 141028  
153277 (6-18,6-25,7-2)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **JOSEPHINE SPARROW GAITHER**

Notice is given that Vera Paylor, whose address is 1015 Gorsuch Rd, Westminster, MD 21157-6554, was on June 4, 2026 appointed Personal Representative of the estate of **Josephine Sparrow Gaither**, who died on July 11, 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 4th day of December, 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 December, 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.

**VERA PAYLOR**  
Personal Representative

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

Estate No. 139442  
153278 (6-18,6-25,7-2)

**LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **ELIZA J LESTER**

Notice is given that Henry W Lester Jr, whose address is 590 Harry S Truman Dr, Upper Marlboro, MD 20774-2064, was on June 4, 2026 appointed Personal Representative of the estate of **ELIZA J LESTER**, who died on September 1, 2025 without a will.

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

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

**HENRY W LESTER 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. 138797  
153279 (6-18,6-25,7-2)

**LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **WALTER EDWIN MOORE**

Notice is given that Janice Moore, whose address is 9608 Bald Hill Rd, Bowie, MD 20721-2874, was on June 4, 2026 appointed Personal Representative of the estate of **WALTER EDWIN MOORE**, who died on May 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 4th day of December, 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 December, 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.

**JANICE MOORE**  
Personal Representative

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

Estate No. 141656  
153281 (6-18,6-25,7-2)

**LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **GARRY RAY GRANT**

Notice is given that Bonnie L Harris, whose address is 202 Warburton Oaks Dr, Fort Washington, MD 20744, was on June 3, 2026 appointed Personal Representative of the estate of **GARRY RAY GRANT**, who died on March 19, 2026 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 3rd day of December, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 3rd day of December, 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.

**BONNIE L HARRIS**  
Personal Representative

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

Estate No. 141514  
153283 (6-18,6-25,7-2)

**LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **OLA LEE GLENN**  
**AKA: OLA LEE HARVEY PENICK**

Notice is given that Diane Mitchell, whose address is 2103 N Earley St, Alexandria, VA 22302-1702, was on June 8, 2026 appointed Personal Representative of the estate of **OLA LEE GLENN**, 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 8th day of December, 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 8th day of December, 2026.

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

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

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

**DIANE MITCHELL**  
Personal Representative

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

Estate No. 141422  
153285 (6-18,6-25,7-2)

**LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **AUDREY SOPHIA KROK**

Notice is given that Eleanor Moore, whose address is 9420 Buena Vista Ave, Lanham, MD 20706-3006, was on June 11, 2026 appointed Personal Representative of the estate of **AUDREY SOPHIA KROK**, who died on June 8, 2025 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 11th day of December, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 11th day of December, 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.

**ELEANORE MOORE**  
Personal Representative

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

Estate No. 141445  
153344 (6-25,7-2,7-9)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **NATHANIEL OGUNNIYI**  
**AKA: NATHANIEL A OGUNNIYI**

Notice is given that Olayinka Ogunniyi, whose address is 7608 Seans Ter, Lanham, MD 20706-1342, was on June 11, 2026 appointed Personal Representative of the estate of **NATHANIEL OGUNNIYI**, who died on March 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 11th day of December, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 11th day of December, 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.

**OLAYINKA OGUNNIYI**  
Personal Representative

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

Estate No. 141135  
153345 (6-25,7-2,7-9)

**LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **KIMMETA NOREEN BLACK**

Notice is given that Regina Shepherd, whose address is 1507 1/2 Jackson Street Apt 7, Charleston, WV 25311, was on June 12, 2026 appointed Personal Representative of the estate of **KIMMETA NOREEN BLACK**, who died on April 2, 2026 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 12th day of December, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 12th day of December, 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.

**REGINA 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. 141281  
153346 (6-25,7-2,7-9)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **LARRY ROMEZES WALKER**

Notice is given that Katrina L Garrett, whose address is 655 Sea Turtle Way, Newport News, VA 23601-1755, was on June 10, 2026 appointed Personal Representative of the estate of **LARRY ROMEZES WALKER**, who died on May 6, 2026 without a will.

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

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

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 10th day of December, 2026.

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

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

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

**KATRINA L GARRETT**  
Personal Representative

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

Estate No. 141644  
153347 (6-25,7-2,7-9)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **RAYMOND JEROME HAYNESWORTH**

Notice is given that Beverly P White, whose address is 7675 E Arbury Ct, Laurel, MD 20707, and Raymond J Haynesworth Jr, whose address is 6304 Kaine Dr, Clinton, MD 20735, were on October 17, 2025 appointed Co-Personal Representatives of the estate of **RAYMOND JEROME HAYNESWORTH** who died on June 27, 2025 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the co-personal representatives shall file their objection with the Register of Wills on or before the 17th day of April, 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 April, 2026.

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

**BEVERLY P WHITE**  
**RAYMOND J HAYNESWORTH JR**  
Co-Personal Representatives

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

Estate No. 138629  
153349 (6-25,7-2,7-9)

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**IN THE ORPHANS' COURT FOR  
PRINCE GEORGE'S COUNTY,  
MARYLAND**  
P.O. Box 1729  
Upper Marlboro, Maryland 20773

**In The Estate Of:  
JAMES ERIC JACKSON, JR.**  
Estate No.: 137824

**NOTICE OF  
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Kamesha Pyos 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 **August 13, 2026 at 10:30 A.M.**

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

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

153258 (6-18,6-25)

**LEGALS**

**IN THE ORPHANS' COURT FOR  
PRINCE GEORGE'S COUNTY,  
MARYLAND**  
P.O. Box 1729  
Upper Marlboro, Maryland 20773

**In The Estate Of:  
HOAN DUONG**  
Estate No.: 140694

**NOTICE OF  
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **August 12, 2026 at 10:30 A.M.**

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

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

153262 (6-18,6-25)

**THE PRINCE GEORGE'S POST EARLY DEADLINE**

*For the July 9th Edition,*

**Deadline is Noon, Thursday, July 2nd, 2026**

**\*\*NO EXCEPTIONS\*\***







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