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LEGALS

AMENDED ORDER OF PUBLICATION

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

Plaintiff

v.

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)

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301-627-0900

LEGALS

ORDER OF PUBLICATION BY POSTING

YVETTE PIXLEY

Plaintiff

v.

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.

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

True Copy—Test:
Mahasin El Amin, Clerk
153309 (6-25,7-2,7-9)

AMENDED ORDER OF PUBLICATION

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

Plaintiff

v.

DUNAMIS LIFE MINISTRIES INTERNATIONAL, INC.

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: 0 61st Avenue, Capitol Heights, MD 20743 (aka 611 61st Avenue, Capitol Heights, MD 20743)
Lot Size: 6,250 SF
Desc.: Lot 5 and 6, Fairmont Heights, Block O
Deed Ref.: 48794-524
Tax ID: 18 5757935
Ass'd to: Dunamis Life Ministries International, Inc.

In the Circuit Court for Prince George's County, Maryland
C-16-CV-26-003518

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: 0 61st Avenue, Capitol Heights, MD 20743 (aka 611 61st Avenue, Capitol Heights, MD 20743)
Lot Size: 6,250 SF
Desc.: Lot 5 and 6, Fairmont Heights, Block O
Deed Ref.: 48794-524
Tax ID: 18 5757935
Ass'd to: Dunamis Life Ministries International, Inc.

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
153307 (6-25,7-2,7-9)

LEGALS

ORDER OF PUBLICATION

EPCOT MD LLC

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 Bk 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.

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 Bk 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 Cer-

tificate 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 Bk 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)

LEGALS

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 Bk 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.

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 Bk 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 Bk 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)

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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. Asongflefac, 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-

LEGALS

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 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)

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 Gleneagles 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)

LEGALS

NOTICE

JEREMY K. FISHMAN, et al.

Substitute Trustees

vs.

GERALD BAUGH
5706 Center Drive
Temple Hills, MD 20748

Defendant

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)

NOTICE

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

v.

Patricia Irene Goff,
n/k/a Patricia Irene North
14305 Greenview Drive
Laurel, MD 20708

Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF22-02147

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

The Report of Sale states the amount of the foreclosure sale price to be \$361,119.74. The property sold herein is known as 14305 Greenview Drive, Laurel, MD 20708.

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

True Copy—Test:
Mahasin El Amin, Clerk
153362 (7-2,7-9,7-16)

LEGALS

Byrd & Byrd, LLC

Joshua Winger

14300 Gallant Fox Lane, Suite 120
Bowie, Maryland 20715
301-464-7448

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
**KAREN HOPE DEFAZIO
(AKA KAREN H. DEFAZIO)**

Notice is given that Robert Louis Defazio, whose address is 16117 Amethyst Lane, Bowie, Maryland 20716, was on June 17, 2026 appointed personal representative of the small estate of Karen Hope Defazio (aka Karen H. Defazio) who died on April 20, 2026 with a will.

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

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

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

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

**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 or call (800) 280-2832.

Richard E. Solomon, et al.,
Substitute Trustees

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

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 or call (800) 280-2832.

Richard E. Solomon, et al.,
Substitute Trustees

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

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**5706 HUNTLAND ROAD
TEMPLE HILLS, MD 20748**

By authority contained in a Deed of Trust dated June 9, 2021 and recorded in Liber 45812, Folio 291, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$464,997.00, and an interest rate of 4.500%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex—If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JULY 21, 2026 AT 11:30 AM

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

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

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

Richard E. Solomon, et al.,
Substitute Trustees

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

153359 (7-2,7-9,7-16)

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: onlinesignup@co.pg.md.us or faxed to (301) 952-5178. **Written comments must be submitted by 3:00 p.m. on the day BEFORE the meeting.** Testimony and comments will not be accepted via social media or by telephone/voice mail message. **Register to speak, in advance, by 3:00 p.m. on the day BEFORE the meeting.** Additionally, on-site registration for live testimony is now available; however, **advance registration to testify is strongly encouraged.**

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

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

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

ATTEST:
Donna J. Brown
Clerk of the Council

153351 (6-25,7-2)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**2608 SANBURY ROAD
UPPER MARLBORO, MD 20774**

By authority contained in a Deed of Trust dated January 7, 2022 and recorded in Liber 47035, Folio 345, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$316,800.00, 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 21, 2026 AT 10:00 AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$29,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

Richard E. Solomon, et al.,
Substitute Trustees

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

153358 (7-2,7-9,7-16)

LEGALS

Harrison C. Long Esq
Johannesmeyer & Sawyer, PLLC.
252 Latitude Lane, Ste 102
Lake Wylie, SC 29710-8152
240-249-7890

Peggy A Miller
5130 7th Street NE
Washington, DC 20011
240-401-7749

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

**TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CHARLIE PATTERSON**

Notice is given that Tiffany Patterson, whose address is 4806 Dublin Dr, Suitland, MD 20746-3844, was on June 17, 2026 appointed Personal Representative of the estate of CHARLIE PATTERSON who died on August 10, 2025 with a will.

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

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

TIFFANY PATTERSON
Personal Representative

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

Estate No. 139134

153378 (7-2,7-9,7-16)

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

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

Notice is given that Robert Jones, whose address is 4300 54th St, Bladensburg, MD 20710-1318, was on June 17, 2026 appointed Personal Representative of the estate of JAMES EDWARD JONES, who died on June 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 17th 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.

ROBERT JONES
Personal Representative

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

Estate No. 138699

153387 (7-2,7-9,7-16)

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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)

LEGALS

Notice of Intended Disinterment

Notice is hereby given of the intent to disinter the cremated remains of Paul Lawrence Rinaldo, formerly of Fairfax, VA, who passed away on November 29, 2019. The purpose of this disinterment is to re-urn his remains with those of his wife, Mary Anne Rinaldo at Bryn Athyn Cemetery in Bryn Athyn, PA. Any person with questions or objections regarding this matter is requested to contact Charles Rinaldo 703-641-0589.

153353 (6-25,7-2,7-9)

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

10705 Castleton Turn, Upper Marlboro, MD 20774-1449

By virtue of the power and authority contained in a Deed of Trust from BRENDA K. BOLDEN and RONALD L. BOLDEN, dated October 30, 2007 and recorded in Liber 28968 at Folio 673 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

WEDNESDAY, JULY 22, 2026 AT 3:00 P.M.

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

Lot numbered Forty-Four -- Two (44-2) in Block numbered Sixty-Two (62) in the subdivision known as "PLAT NO. 57, KETTERING" as per plat thereof recorded among the land records of Prince George's County, Maryland in Plat Book NLF 95, Plat No. 73.

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

TERMS OF SALE: A deposit of \$13,000.00 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 3.500% 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
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

153360 (7-2,7-9,7-16)



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

1400 Rosemary Court, Bowie, MD 20721-2242

By virtue of the power and authority contained in a Deed of Trust from JOHN H. WALLER and MARIE-JOSE WALLER, dated August 28, 2008 and recorded in Liber 30047 at Folio 364 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

WEDNESDAY, JULY 22, 2026 AT 3:05 P.M.

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

Lot Numbered Seven (7) in Block Lettered "C" in the subdivision known as "Paradise Acres", as per plat thereof entitled "Plat Two, Block F and Part of Blocks B, C, D, E and G, Paradise Acres," recorded among the Plat Records of Prince George's County in Plat Book N.L.P. 96, at Plat 58.

District: 13 Account: 1394386

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

TERMS OF SALE: A deposit of \$23,000.00 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 4.250% 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
Substitute Trustee, 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

153361 (7-2,7-9,7-16)

The

Prince George's Post

Newspaper

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Have a Very Safe

Holiday Weekend

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MELVIN GRAY

Notice is given that Janice Alexander, whose address is 7713 Topton St, New Carrollton, MD 20784-2957, was on June 9, 2026 appointed Personal Representative of the estate of MELVIN GRAY who died on May 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 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.

JANICE ALEXANDER
Personal Representative

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

Estate No. 141654
153264 (6-18,6-25,7-2)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
TINA BUSHEE

Notice is given that Joshua L Bushee, whose address is 5810 Shoshone Dr, Oxon Hill, MD 20745-1940, was on June 8, 2026 appointed Personal Representative of the estate of TINA BUSHEE who died on May 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 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.

JOSHUA L BUSHEE
Personal Representative

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

Estate No. 141603
153265 (6-18,6-25,7-2)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JULES FRANK ANOUNOG

Notice is given that Christele Aimee Madiesse, whose address is 11754 S Laurel Dr, Laurel, MD 20708-2948, was on June 9, 2026 appointed Personal Representative of the estate of JULES FRANK ANOUNOG, who died on October 18, 2025 without a will.

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

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

CHRISTELE AIMEE MADIESSE
Personal Representative

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

Estate No. 140836
153273 (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
JOHN WINTERON JOHNSON

Notice is given that Keyonna Johnson-Wallace, whose address is 3830 Regency Pkwy Apt 204, Suitland, MD 20746, was on June 8, 2026 appointed Personal Representative of the estate of JOHN WINTERON JOHNSON, who died on May 15, 2026 without a will.

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

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

KEYONNA JOHNSON-WALLACE
Personal Representative

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

Estate No. 141680
153275 (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
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)

**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)

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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)

LEGALS

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

Vs.

Plaintiff

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

and

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

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.

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)

LEGALS

ORDER OF PUBLICATION

DYNASTY SOLUTIONS LLC

Vs.

Plaintiff

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

Vs.

Plaintiff

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
CASE NO.:**
C-16-CV-26-000337

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: Pt Lt 1 Ncom Use-Church (10.00 Of To 381 5073 Sp T 07 For Cell Twr, 7.1900 Acres & Imps. Chillum Oaks Lot 1, Assmt \$3,676,300, Lib 33175, Fl 212, tax account no. 17-3031036, Deed ref. 33175/212 and assessed to ALLEGHENY E CONF COR 7 DAY ADVT IN.

The Complaint states, among other things, that

LEGALS

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

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

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

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

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

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
JOHN N. MCKEVITT

Notice is given that Erin Leavitt fka Erin McKeivitt, 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)

**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)

**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)

**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

**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)

**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

**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)

LEGALS

**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 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

Table with 4 columns: YEAR, MAKE, MODEL, VIN. Lists various vehicles including Mercury, Mercedes-Benz, Toyota, Volkswagen, Jeep, Nissan, Honda, and Hyundai.

LEGALS

Patuxent Research Refuge Proposes Hunt Fee change

The U.S. Fish and Wildlife Service is seeking public input on the implementation of a hunt fee for Patuxent Research Refuge (the refuge). This is in accordance with the Federal Lands Recreation Enhancement Act of 2004.

The refuge has collected fees for hunts in the past, however, it had not been formally added to the agency's recreation fee program. This proposal fixes that administrative issue and officially brings the refuge into the program.

The proposed fees match the total fees collected over the past several years but will now be broken out more clearly:

- \$90 for the full hunting season, covering all species and all open seasons on the refuge, including several lottery-based hunting opportunities (Turkey hunting is by lottery-only).
• A \$10 transaction fee collected at the time of purchase through a third party.

This fee program would support visitor services projects at the refuge, including replacing refuge signs and gates, provide information for hunters, and maintaining public facilities such as trails and parking areas. The refuge anticipates collecting the new fee starting in the Fall 2027.

The public is encouraged to provide feedback on the proposed fee. The public comment period will last from July 2, 2026, through July 17, 2026. You may submit your comments by one of the following methods:

- Email: PRR_Refuge_Admin@fws.gov with the subject line: Proposed recreation fee program, or
• Hard copy by U.S. mail to: Patuxent Research Refuge, 10901 Scarlet Tanager Loop, Laurel, MD 20708-4036

The mission of the U.S. Fish and Wildlife Service is working with others to conserve, protect, and enhance fish, wildlife, plants, and their habitats for the continuing benefit of the American people. We are both a leader and trusted partner in fish and wildlife conservation, known for our scientific excellence, stewardship of lands and natural resources, dedicated professionals, and commitment to public service. For more information on our work and the people who make it happen, visit www.fws.gov.

153389 (7-2)

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 hearing:

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

Ms. Gloria Gary Lawlah, M.A. Appointment Replacing: Manuel R. Geraldo, Esq. Term Expiration: 06/15/2027

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

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

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

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

ATTEST: Donna J. Brown Clerk of the Council

153400 (7-2)

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

LEGALS

NOTICE OF PUBLIC HEARING

THE TOWN OF UPPER MARLBORO ANNEXATION

AN ANNEXATION RESOLUTION OF THE COUNCIL OF THE TOWN OF UPPER MARLBORO TO ENLARGE THE CORPORATE BOUNDARIES OF THE TOWN OF UPPER MARLBORO BY ANNEXING INTO THE TOWN CERTAIN REAL PROPERTY LOCATED EAST OF THE EXISTING CORPORATE BOUNDARIES OF THE TOWN CONSISTING OF 75 PROPERTIES AND PORTIONS OF MARYLAND ROUTE 202, MARLBORO PIKE AND BUCKS LANE, CELESTIAL COURT, TRANRAIL DRIVE, SW ROBERT CRAIN HIGHWAY, ROBERT CRAIN HIGHWAY, LARGO ROAD TOTALING 184.89 +/- ACRES CONTIGUOUS TO AND ADJOINING THE TOWN'S EXISTING CORPORATE BOUNDARIES, WHICH IS COMPRISED OF ALL THOSE PROPERTIES DEPICTED ON THE MAP OF THE THIRD ANNEXATION OF THE TOWN OF UPPER MARLBORO ATTACHED HERETO AS EXHIBIT A, DESCRIBED IN THE ATTACHED METES AND BOUNDS DESCRIPTION OF THE THIRD ANNEXATION (EXHIBIT B), AND REFLECTED IN THE TABLE SET FORTH IN THE RESOLUTION (EXHIBIT C) ("THE ANNEXATION AREA"), AND GENERALLY ALL MATTERS RELATING TO THE ANNEXATION OF THE ANNEXATION AREA

NOTICE is hereby given by the Town Council of the Town of Upper Marlboro, Maryland that on June 09, 2026 Annexation Resolution No. 01-2026 (the "Resolution") referred to as the "Third Annexation" was introduced and read at a regular/special meeting of the Town Council of the Town of Upper Marlboro (the "Council") proposing and recommending that the boundaries of the Town of Upper Marlboro be changed so as to annex to and include within the corporate boundaries of the Town all that certain area of land therein identified in Exhibits A and B to the Resolution. The Resolution and its exhibits can be located at

https://www.uppermarlboromd.gov/document_center/annexation_resolution/index.php#outer-856.

15207 Marlboro Pike, 15500 Marlboro Pike, 15224 Marlboro Pike, 15108 Marlboro Pike, 15106 Marlboro Pike, 15100 Marlboro Pike, 5006 Marlboro Pike, 15004 Marlboro Pike, 15243 Marlboro Pike, 15241 Marlboro Pike, 0 Largo Rd, 15011 Marlboro Pike, 15114 Marlboro Pike, 15112 Marlboro Pike, 15200 Buck Ln, 4500 Tranrail Dr., 15100 Buck La, 15050 Buck La, 15501 Marlboro Pike, 4810 Largo Rd, 4830 Largo Rd, 15301 Marlboro Pike, 15305 Marlboro Pike, 15015 Buck La, 15017 Buck La, 4807 Largo Rd, 15312 Marlboro Pike, 15402 Marlboro Pike, 15412 Marlboro Pike, 15404 Marlboro Pike, 15406 Marlboro Pike, 15408 Marlboro Pike, 4671 Robert Crain Hwy, 15242 Marlboro Pike, 15302 Marlboro Pike, 15248 Marlboro Pike, 15246 Marlboro Pike, 0 Marlboro Pike, 15005 Marlboro Pike, 15204 Marlboro Pike, 15103 Marlboro Pike, 15475 Marlboro Pike, 15222 Marlboro Pike, 15308 Marlboro Pike, 15012 Marlboro Pike, 0 Marlboro Pike, 15228 Marlboro Pike, 0 Marlboro Pike, 0 Marlboro Pike, 15304 Marlboro Pike, 15225 Marlboro Pike, 15321 Marlboro Pike, 15409 Marlboro Pike, 15325 Marlboro Pike, 0 Largo Rd, 15000 Marlboro Pike, 0 Main St, 15315 Marlboro Pike, 4904 Largo Rd, 15115 Marlboro Pike, 15109 Marlboro Pike, 15226 Marlboro Pike, 4705 SW Robert Crain Hwy, 0 Marlboro Pike, 15220 Marlboro Pike, 0 Celestial Ct, 0 Celestial Ct, 4501 Tranrail Dr, 0 Celestial Ct, 15009 Marlboro Pike, 0 Largo Rd, 15247 Marlboro Pike, 15306 Marlboro Pike, Portions of MD 202 north from Marlboro Pike to Kent Dr., Portion of Marlboro Pike extending east from current town boundary to the east side of the MD Route 301 intersection

The Resolution was initiated by the Town Council pursuant to §4-403 of the LG Art., of Md. Ann. Code.

NOTICE is further hereby given by the Town Council that it will hold a PUBLIC HEARING on said Resolution and the annexation therein proposed and recommended on:

Tuesday, August 11, 2026 at 7:00 o'clock P.M.

in the Upper Marlboro Town Hall, 14211 School Lane, Upper Marlboro, Maryland

And that all interested persons are invited to attend said public hearing and present their views.

Conditions of proposed annexation are as follows:

1. The Town shall pay the costs in regard to the annexation, and all advertising, professional consultant and legal expenses related to the annexation. The owners of assessable property within the Annexation Property, shall begin paying municipal property taxes immediately or within the upcoming fiscal year, as permitted by law, with the exception of four properties that are the subject of annexation agreements.

2. The Town will require that all necessary infrastructure and improvements, including, but not limited to, roads, stormwater management, sewer expansion and/or extensions and utility delivery systems, and all other facilities necessary to serve the proposed uses, not currently provided, shall be installed in accordance with sound engineering principles, and shall be subject to location, design, and construction approvals by the County and other applicable agencies.

3. Municipal services will be available to the Annexation Area upon annexation, subject to compliance with the Annexation Resolution and consistent with the Annexation Plan. Services not currently available will be extended to the Annexation Area in accordance with the aforesaid documents.

In accordance with the Local Government Article, §4-406, of the Annotated Code of Maryland (the "Maryland Code"), this Notice shall be published four (4) times, at consecutive weekly intervals, beginning on or after July 2, 2026.

Notice is further hereby given by the Council that following such public hearing, the Council is empowered by law to enact said Resolution and, if so enacted, the Resolution provides that it shall take effect upon the forty-sixth (46th) day following passage, and that said resolution is further subject within such period to a Petition for Referendum by qualified voters of the municipality, residents of the area to be annexed and the County governing body, pursuant to the requirements of the Local Government Article, §4-408 through 4-410 of the Maryland Code.

The Resolution, including and together with the exhibits, plats and/or the Map of the Third Annexation and a metes and bounds description of the lands which are the subject of the annexation, and a proposed Annexation Plan are all incorporated by reference herein and are available for inspection at the Town Hall during regular office hours. Please consult all items referenced and incorporated by reference herein for an accurate and detailed description of the annexation property.

153399 (7-2,7-9,7-16,7-23)

LEGALS

NOTICE

CHRISTOPHER TAYLOR, Plaintiff v. TAUNYA TAYLOR, Defendant

In the Circuit Court for Prince George's County, Maryland Case No. C-16-FM-24-010053

Notice is hereby given this 24th day of June, 2026, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings, specifically, 2011 Woodshade Court, Bowie, Maryland 20721 made and reported by Dennis Whitely, II, Trustee, will be ratified and confirmed, unless cause to the contrary be shown on or before the 24th 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 24th day of July, 2026.

THE REPORT STATES the amount of the sale to be \$485,000.00.

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

153388 (7-2,7-9,7-16)

NOTICE

SHARRON ARTIS-ARNOLD Plaintiff v. 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)

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: 7/13/2026.

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

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

Table with 4 columns: Year, Make, Model, VIN. Lists vehicles including Cadillac, Nissan, Buick, Mercedes-Benz, Dodge, and Acura.

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

Table with 4 columns: Year, Make, Model, VIN. Lists vehicles including Mazda, BMW, Mercedes-Benz, Nissan, Toyota, Kia, Chevrolet, and Chevrolet.

ABANDONED TRAILER LIBERTY BLACK TRAILER WITH WOODEN BASE AND ONE-SIDED METALIC FRAME YEAR 2021 VIN# 5M4LU1218MF03761, TEMP TAG T1351566 (NO STATE) LOCATION: 8711 Delphi Dr, Clinton, MD 20735



CHARLEY'S CRANE SERVICE 8913 OLD ARDMORE RD LANDOVER, MD 20785 301-773-7670

Table with 4 columns: Year, Make, Model, VIN. Lists vehicles including Toyota, Mercedes-Benz, and Mercedes-Benz.

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

Table with 4 columns: Year, Make, Model, VIN. Lists a Toyota Corolla.

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

Table with 4 columns: Year, Make, Model, VIN. Lists vehicles including Mercedes-Benz, Ford, and Toyota.

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

Table with 4 columns: Year, Make, Model, VIN. Lists vehicles including Ford and Volvo.

ABANDONED TRAILER INTERSTATE WEST CORP METALIC TRAILER WITH STICKER INTERSTATE I AND TRAILERSPLUS.COM LISTED IN THE REAR YEAR 2023 VIN# 4RAL51424PG005869, NO TAGS LOCATION: 8740 Ritchboro Rd, District Heights, MD 20747



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

Table with 4 columns: Year, Make, Model, VIN. Lists vehicles including Toyota, Hyundai, and Acura.

153404 (7-2)

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: 7/14/2026.

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

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

Table with 4 columns: Year, Make, Model, VIN. Lists a Ford F-350.

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

Table with 4 columns: Year, Make, Model, VIN. Lists a Mazda CX-5.

153403 (7-2)

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)

**MECHANIC'S LIEN
SALE**

Freestate Lien & Recovery, Inc. will sell at public auction the following vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George's Courthouse, 14735 Main Street, and specifically at the **entrance to the Duvall Wing, Upper Marlboro, MD 20772, at 4:00 P.M. on 07/17/2026.** Purchaser of vehicle(s) must have it inspected as provided in Transportation Section 23-107 of the Annotated Code of Maryland. The following may be inspected during normal business hours at the shops listed below. All parties claiming interest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935.

LOT# 10787A
2017 FORD
VIN# 1FM5K8FH6HGC59408

LOT# 10848
2024 HONDA
VIN# 7FARS4H49RE019908

LOT# 10849
2004 MAZDA
VIN# JM1NB353640401921

LOT# 10907
2015 FORD
VIN# 1FM5K8G71FGC00836

LOT# 10909
2016 GMC
VIN# 1GKVKPKD6GJ271401

LOT# 10910
2002 NISSAN
VIN# 1N6ED29X32C356348

LOT# 10911
2018 FORD
VIN# 1FM5K8D82JGA74930

LOT# 10912
2023 BMW
VIN# WBA73AP05PCL15237

LOT# 10913
2007 NISSAN
VIN# 5N1BV28U77N139385

LOT# 10914
2004 HONDA
VIN# 1HGCM56784A179098

LOT# 10919
2015 TOYOTA
VIN# 4T3BA3BB1FU075378

LOT# 11055
1971 ST. CROIX 14' BOAT
MD# 8673X
JACOB D. GRACE
8 WOODSOME DR
INDIAN HEAD

LOT# 11056
2015 GMC
VIN# 3GTU2VEC5FG424046

LOT# 11063
2018 BMW
VIN# WBXYJ5C31JEF72014

LOT# 11068
2016 FORD
VIN# 1FM5K8D83GGC02102

LOT# 11069
2017 HYUNDAI
VIN# 5NPE34AF8FH466863

LOT# 11072
2015 BMW
VIN# WBA3X9C54FD868070

LOT# 11075
2016 MERCEDES
VIN# 55SWF4KB4GU141677

LOT# 11078
2021 KIA
VIN# KNDJ23A4U4M7785914

LOT# 11079
2019 KIA
VIN# KND3D3LD0K5234369

PUBLIC SALE
The Auctioneer Reserves the right to accept a minimum bid.
Terms of Sale: CASH,
12% Buyer Premium

Freestate Lien & Recovery Inc
610 Bayard Rd
Lothian MD 20711
410-867-9079
153405 (7-2-7-9)

LEGALS

**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)

LEGALS

**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)

**ORDER OF PUBLICATION
BY POSTING**

SINTHIA TRINIDAD PADILLA
VS.

KEVIN OSORIO CHAVEZ

In the Circuit Court for
Prince George's County, Maryland
Case Number: C-16-FM-26-000885

ORDERED, ON THIS 30th day of June, 2026, by the Circuit Court for Prince George's County MD:

That the Defendant, **Kevin Robelio Osorio Chavez** is hereby notified that the Plaintiff, has filed a COMPLAINT FOR CUSTODY & MOTION FOR FACTUAL FINDINGS OF SPECIAL IMMIGRANT JUVENILE STATUS ELIGIBILITY naming him/her as the defendant and stating that the Defendant's last known address is: Jutiapa Esquias Comyuga Honduras 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 **30th 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, KEVIN ROBELIO OSORIO CHAVEZ, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 29th 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
153402 (7-2-7-9,7-16)

**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)

**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)

LEGALS

COUNTY COUNCIL HEARINGS

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

**TUESDAY, JULY 14, 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 14, 2026, the County Council of Prince George's County, Maryland, will hold the following public hearings:

COUNCIL BILLS:

CB-032-2026 AN ACT CONCERNING HOUSING AND PROPERTY STANDARDS FOR NON-RESIDENTIAL PROPERTY for the purpose of amending the Prince George's County Code to increase penalties for non-residential property for non-compliance with housing and property standards; an increase of up to five thousand dollars for non-compliance; and generally relating to housing and property standards in Prince George's County.

CB-033-2026 (DR-2) AN EMERGENCY ACT CONCERNING VEHICLE ACCESS AND RECOVERY ACT for the purpose of providing for redemption of a certain vehicle on posted private property and on public and private property; requiring proof of ownership or control of a vehicle; providing for indemnification; providing for prohibited conduct and penalty regarding impoundment; providing for notice to a family member or household member of a vehicle owner; providing for a certain emergency; and generally regarding vehicle access and recovery.

A public emergency exists affecting the public health, safety, and welfare; said emergency being the increasing number of individuals in the County who have been detained by federal authorities resulting in the individual's vehicle being left behind and subsequently towed.

CB-036-2026 (DR-2) AN ACT CONCERNING WOMEN'S HEALTH WORKPLACE PROTECTIONS for the purpose of protecting County employees and employees of County contractors experiencing severe menstrual or uterine fibroid-related symptoms.

CB-049-2026 AN ACT CONCERNING SUPPLEMENTARY APPROPRIATIONS for the purpose of declaring additional revenue and appropriating to the General Fund to provide for costs that were not anticipated and included in the Approved Fiscal Year 2026 Budget.

CB-059-2026 AN ACT CONCERNING SUPPLEMENTARY APPROPRIATIONS IN THE APPROVED FISCAL YEAR 2026 CAPITAL BUDGET for the purpose of providing supplementary appropriations to the Clean Water Partnership NPDES/MS4 (5.54.0018), Community Recreation Facility Renovations (4.31.0005), and North County Animal Shelter (3.54.0002) projects.

To register to speak or submit comments or written testimony please use the Council's eComment portal at: <https://pgccouncil.us/Speak>. For those unable to use the portal, comments/written correspondence may be emailed to: online@pgccouncil.us 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

153401

(7-2-7-9)

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LEGALS

Karen M Selby Esq
3261 Old Washington Rd Ste 2020
Waldorf, MD 20602-3231
301-685-7873

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SYLVIA KNIGHT

Notice is given that Carl Knight, whose address is 225 Brent Rd, Waldorf, MD 20602, was on November 13, 2025 appointed Personal Representative of the estate of SYLVIA KNIGHT who died on July 30, 2025 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 13th day of May, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 13th day of May, 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.

CARL KNIGHT
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 138743
153377 (7-2,7-9,7-16)

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
LAWRENCE E WARREN

Notice is given that Thomas Kokolis, whose address is 12154 Darnestown Rd PMB 243, Gaithersburg, MD 20878-2206, was on June 17, 2026 appointed Successor Personal Representative of the estate of LAWRENCE E WARREN, who died on August 23, 2010 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 successor personal representative or the attorney.

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

THOMAS KOKOLIS
Successor Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 91360
153386 (7-2,7-9,7-16)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ANNA MAE HEGARTY

Notice is given that Cathleen Marie Smith, whose address is 5376 Viewpoint Court, Eldersburg, MD 21784, was on June 17, 2026 appointed Personal Representative of the estate of ANNA MAE HEGARTY who died on January 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 personal representative or the attorney.

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

CATHLEEN MARIE SMITH
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 141527
153376 (7-2,7-9,7-16)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DAVID ROMERO

Notice is given that Stephanie Romero, whose address is 8912 Cherry Ln 5, Upper Marlboro, MD 20774-2404, was on December 16, 2024 appointed Personal Representative of the estate of DAVID ROMERO, who died on December 6, 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 (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 16th day of June, 2025.

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

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

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

STEPHANIE ROMERO
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 135735
153379 (7-2,7-9,7-16)

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LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ROBERT LEWIS DAYE JR.

Notice is given that Alton Daye, whose address is 16316 Epsilon Court, Bowie, MD 20716, was on June 23, 2026 appointed Personal Representative of the estate of ROBERT LEWIS DAYE JR., who died on May 28, 2026 without a will.

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

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

ALTON DAYE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 141915
153380 (7-2,7-9,7-16)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DOROTHY ANN SULLIVAN

Notice is given that Anne Elizabeth Sullivan, whose address is 11616 Ropeknot Rd, Lusby, MD 20657-3785, was on June 18, 2026 appointed Personal Representative of the estate of DOROTHY ANN SULLIVAN, who died on December 15, 2025 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 18th day of 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 18th 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.

ANNE ELIZABETH SULLIVAN
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 140749
153381 (7-2,7-9,7-16)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WILLIE JUNIOR REDDICK

Notice is given that Willie Reddick II, whose address is 11402 Hershey Red Pl, Clinton, MD 20735, was on June 18, 2026 appointed Personal Representative of the estate of WILLIE JUNIOR REDDICK, who died on March 26, 2026 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 18th 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 18th 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.

WILLIE REDDICK 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. 141773
153382 (7-2,7-9,7-16)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HERBERT L BARNES

Notice is given that Kelly Barnes, whose address is 5865 E Boniwood Turn, Clinton, MD 20735-4832, was on June 18, 2026 appointed Personal Representative of the estate of HERBERT L BARNES, who died on August 26, 2025 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 18th 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 18th 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.

KELLY BARNES
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 141548
153383 (7-2,7-9,7-16)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RUTH MURPHY

Notice is given that Ahmadd Simpson, whose address is 14011 Justin Way Apt B, Laurel, MD 20707-5926, was on June 18, 2026 appointed Personal Representative of the estate of RUTH MURPHY, who died on May 14, 2022 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 18th day of 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 18th 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.

AHMADD SIMPSON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 141317
153384 (7-2,7-9,7-16)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**KEVIN HARVEY
AKA: KEVIN LEE HARVEY**

Notice is given that Kiara Davis, whose address is 9483 Biltmore Street, Waldorf, MD 20603, was on June 17, 2026 appointed Personal Representative of the estate of KEVIN HARVEY AKA: KEVIN LEE HARVEY, who died on May 7, 2026 without a will.

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

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

KIARA DAVIS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 141862
153385 (7-2,7-9,7-16)

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LEGALS

**NOTICE UNDER
THE AMERICANS WITH DISABILITIES ACT**



In accordance with the requirements of Title II of the Americans with Disabilities Act (ADA), the County will not discriminate against qualified individuals with disabilities on the basis of disability in the County's services, programs, or activities.

Employment: The County does not discriminate on the basis of disability in its hiring or employment practices and complies with all regulations promulgated by the U.S. Equal Employment Opportunity Commission under Title I of the Americans with Disabilities Act (ADA) and the Americans with Disabilities Act Amendments Act (ADAAA).

Effective Communication: The County will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities so they can participate equally in the County's programs, services, and activities, including qualified sign language interpreters, documents in Braille, and other ways of making information and communications accessible to people who have speech, hearing, or vision impairments.

Modifications to Policies and Procedures: The County will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all County programs, services, and activities. For example, individuals with service animals are welcomed in County offices, even where pets are generally prohibited.

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a County program, service, or activity, should contact the County's ADA Compliance Manager as soon as possible, but not later than 72 hours before the scheduled event. If you believe that a County program, service, or activity is not accessible to persons with disabilities, please direct your complaint to ADA Compliance Manager at (301) 265-8450 / Maryland Relay - 711.

The ADA does not require the County to take any action that would fundamentally alter the nature of its programs or services or impose an undue financial or administrative burden.

The County will not place a surcharge on a particular individual with a disability or any group of individuals with disabilities to cover the cost of providing auxiliary aids/services or reasonable modifications of policy, such as retrieving items from locations that are open to the public but are not accessible to persons who use wheelchairs.

153200 (7-2)

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Post
Newspaper
Wishes Everyone a
Safe and Happy
4th of July*

