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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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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 Blk E on the Tax Roll of the Director of Finance), the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest and any all persons having or claiming to have any interest in the property.

Defendants

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

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

A description of the property in substantially the same form as the description appearing on the 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 Blk E on the Tax Roll of the Director of Finance.

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

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

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

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

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 Blk B on the Tax Roll of the Director of Finance), the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest and any and all persons having or claiming to have any interest in the property.

Defendants

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

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

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

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

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

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

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

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LEGALS

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)

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

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GEORGE TAYLOR

Notice is given that Philip D. Taylor, whose address is 700 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

Carol Miller, daughter of US Navy veteran Genevieve Desmarais who was deceased on June 24, 2021, is seeking authorization from the Office of the State's Attorney for Prince George's County, Maryland to disinter the remains of her mother, Genevieve Desmarais, at a Resurrection Cemetery, 8000 Woodyard Rd, Clinton, MD 20735, Section 121, Lot 135, Site 5. Genevieve will be reinterred at Arlington National Cemetery, 1 Memorial Ave, Arlington, VA 22211. The purpose of this request is to have her remains placed with her US Army Air Corp veteran husband, George Desmarais, who will be interred in Arlington National Cemetery.

153406 (7-9,7-16,7-23)

LEGALS

ORDER OF PUBLICATION
BY POSTING

SMITH

VS.

SAMUELS

In the Circuit Court for
Prince George's County, Maryland
Case Number: CAD19-19565

ORDERED, ON THIS 1st day of July, 2026, by the Circuit Court for Prince George's County MD:

That the Defendant, ERICA Samuels is hereby notified that the Plaintiff, has filed a MOTION TO MODIFY CHILD CUSTODY AND SUPPORT, AND FOR RELATED RELIEF naming him/her as the defendant and stating that the Defendant's last known address is: 11105 Belton Street Upper Marlboro MD 20774 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 31st 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, ERICA SAMUELS, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 30th 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
153459 (7-9,7-16,7-23)

LEGALS

SUPERIOR COURT OF
CALIFORNIA
COUNTY OF LOS ANGELES
SUMMONS
(CITACION JUDICIAL)

NOTICE TO DEFENDANT:
(AVISO AL DEMANDADO):
Jong Lee aka Jong Hoon Lee aka
Jong H Lee and DOES 1-50

YOU ARE BEING SUED BY
PLAINTIFF:
(LO ESTÁ DEMANDANDO EL
DEMANDANTE):
2900 Wilshire, LLC

CASE NUMBER:
(Número del Caso): 24STLC05176

NOTICE: You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.

You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org.), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.

¡AVISO! Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación.

Tiene 30 DIAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protege. Su respuesta por escrito tiene que estar en formata legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de pre-

sentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.

Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 o más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.

The name and address of the court is (El nombre y dirección de la corte es): Los Angeles County Superior Court, 111 North Hill Street, Los Angeles, CA 90012

The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): Richard Scott, Esq. [SBN 180614] THE MOLINO FIRM, Professional Law Corporation, 4751 Wishire Blvd., Suite 207, Los Angeles, CA 90010 Phone: (323) 692-4010, Fax: (323) 692-4015

DATE (Fecha): 07/19/2024

David W. Slayton,
Clerk (Secretario),
by G. Delgado, Deputy (Adjunto)

153449 (7-9,7-16,7-23,7-30)

LEGALS

ORDER OF PUBLICATION
BY POSTING

OMOGBOLABO BODE-FUKUNLE

VS.

ASHLIE THOMAS

In the Circuit Court for
Prince George's County, Maryland
Case Number: C-16-FM-26-001907

ORDERED, ON THIS 1st day of July, 2026, by the Circuit Court for Prince George's County MD:

That the Defendant, ASHLIE THOMAS is hereby notified that the Plaintiff, has filed a COMPLAINT FOR ABSOLUTE DIVORCE AND OTHER RELIEF naming him/her as the defendant and seeking the Divorce on the Grounds of Irreconcilable Differences and Six-Month Separation and stating that the Defendant's last known address is: 9601 Shuttle Court a Upper Marlboro, MD 20772 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 31st 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, ASHLIE THOMAS, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 30th 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
152926 (7-9,7-16,7-23)

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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

6621 STOCKTON LANE
HYATTSVILLE, MD 20784

By authority contained in a Deed of Trust dated June 30, 2010 and recorded in Liber 31862, Folio 541, modified by Loan Modification Agreement recorded on November 12, 2014, at Liber No. 36468, Folio 651, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$207,209.00, and an interest rate of 4.125%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JULY 28, 2026 AT 11:30 AM

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

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

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

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

Richard E. Solomon, et al.,
Substitute Trustees

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

153391 (7-9,7-16,7-23)

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

10602 TOTTENHAM ROAD
CHELTENHAM, MD 20623

By authority contained in a Deed of Trust dated March 22, 2024 and recorded in Liber 50102, Folio 524, modified by Loan Modification Agreement recorded on August 5, 2025, at Liber No. 51147, Folio 217, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$460,845.00, and an interest rate of 7.125%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JULY 28, 2026 AT 11:30 AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$49,000.00 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

153392 (7-9,7-16,7-23)

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 afore-said Deed of Trust. The property is improved by a dwelling.

Terms of Sale: The property will be sold “as is” subject to any 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

2608 SANSBURY 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 afore-said Deed of Trust. The property is improved by a dwelling.

Terms of Sale: The property will be sold “as is” subject to any 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

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

LEGALS

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED
REAL PROPERTY

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 afore-said Deed of Trust. The property is improved by a dwelling.

Terms of Sale: The property will be sold “as is” subject to any 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

Harrison C. Long Esq
Johannesmeyer & Sawyer, PLLC.
252 Latitude Lane, Ste 102
Lake Wyllie, 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
(7-2,7-9,7-16)

153378

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

153387

THIS COULD BE YOUR AD!

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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 reunite 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

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

15202 WOOD SWALLOW COURT
ACCOKEEK, MD 20607

By authority contained in a Deed of Trust dated August 31, 2016 and recorded in Liber 38636, Folio 004, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$566,619.00, 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 28, 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 \$45,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

Richard E. Solomon, et al.,
Substitute Trustees

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

153398 (7-9,7-16,7-23)

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-JOSÉ 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)

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

9979 S CAMPUS WAY, UNIT 134
UPPER MARLBORO, MD 20774

By authority contained in a Deed of Trust dated May 25, 2007 and recorded in Liber 28065, Folio 523, modified by Loan Modification Agreement recorded on April 17, 2020, at Liber No. 43379, Folio 234, and further modified by Loan Modification Agreement recorded on March 1, 2024, at Liber No. 49610, Folio 150, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$225,250.00, and an interest rate of 3.625%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JULY 28, 2026 AT 11:30 AM

ALL THAT FEE SIMPLE property more fully described in the aforesaid Deed of Trust. The property being sold is a condominium unit and all common elements appurtenant thereto.

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

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

Richard E. Solomon, et al.,
Substitute Trustees

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

153397 (7-9,7-16,7-23)

LEGALS

EXHIBIT A

NOTICE OF CONDEMNATION ACTION, DECLARATION OF TAKING, AND ORDER OF PUBLICATION AND POSTING

WASHINGTON SUBURBAN SANITARY COMMISSION
14501 Sweitzer Lane
Laurel, Maryland 20707

Plaintiff

Enrique Jaramillo
14101 Livingston Road
Clinton, MD 20735

AND/OR

7827 Karla Lane
Ft. Washington, MD 20744

AND

v.

UNKNOWN OWNERS OF THE FEE OR OTHER PROPERTY INTERESTS IN THE PRIVATE ROAD KNOWN AS BURTON LANE

AND

ALL PERSONS, KNOWN OR UNKNOWN, HAVING OR CLAIMING ANY RIGHT, TITLE, OR INTEREST THEREIN DESCRIBED IN EXHIBIT B

In the Circuit Court for Prince George’s County, Maryland
Civil Action Law No.: C-16-CV-26-002041

To: Unknown Owners and All Persons Having or Claiming to Have Any Right, Title, Interest, Estate, Lien, or Claim in the Property Interests Described in the Complaint

You are hereby notified that the Washington Suburban Sanitary Commission has filed in the Circuit Court for Prince George’s County, Maryland, a Complaint for Condemnation and Declaration of Taking to acquire certain property interests located in Prince George’s County, Maryland.

The property affected by this action is identified generally as follows:

Property Address: That portion of the private road Burton Lane adjacent to 8435 Burton Lane, Upper Marlboro, 20772
Tax Account No.: Unknown
Record Owner: No known record owner
Deed Reference: No known deed
Plat Reference, if applicable: No known plat reference
Project Name/Number: 48-inch water supply line project in Prince George’s County, WSSC Project No. BL5628A13, 450A High Zone Water Transmission Main

The property interests sought to be condemned consist generally of:

A perpetual easement and right-of-way in, over, through, under, and across the subject property for the construction, installation, operation, inspection, maintenance, repair, replacement, reconstruction, and removal of a 48-inch water supply line and appurtenances, together with rights of ingress and egress and such other rights as more particularly described in the Complaint for Condemnation, Declaration of Taking, plats, and legal descriptions filed in this action.

The Complaint for Condemnation and Declaration of Taking allege that the property interests are needed for a public project of the Washington Suburban Sanitary Commission and seek condemnation of the property interests described in the pleadings. The Declaration of Taking states that Washington Suburban Sanitary Commission has deposited with the Clerk of the Circuit Court for Prince George’s County the amount of ten thousand nine hundred dollars (\$10,900.00), representing its estimate of just compensation for the property interests taken.

Copies of the Complaint for Condemnation, Declaration of Taking, plats, legal descriptions, and related filings may be obtained from the Clerk of the Circuit Court for Prince George’s County, Maryland, located at 14735 Main Street, Upper Marlboro, Maryland 20772.

Any person having or claiming to have any right, title, interest, estate, lien, or claim in the property interests described in the Complaint must file an answer, claim, or other response in the Circuit Court for Prince George’s County, Maryland, on or before September 1, 2026.

If you fail to file an answer, claim or other response by that date, an Order of Default may be entered against you, and the Court may grant the relief requested in the Complaint, including condemnation of the property interests described in the Complaint, Declaration of Taking, plats, and legal descriptions.

This Notice is published and posted pursuant to an Order of the Circuit Court for Prince George’s County, Maryland, and Maryland Rule 2-122.

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

True Copy—Test:
Mahasin El Amin, Clerk
153457 (7-9,7-16,7-23)

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

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

153330

LEGALS

Charles C. Roberts
14300 Gallant Fox Lane, #103
Bowie, MD 20715
301-464-3900 ext. 13

NOTICE TO CREDITORS OF APPOINTMENT OF FOREIGN PERSONAL REPRESENTATIVE

NOTICE IS GIVEN that the Probate Court of Autauga county, Alabama, appointed Betty Jo Miles, whose address is 601 Thornton Place, Prattville, Alabama 36066, as the Executor of the Estate of James Earl Miles who died on March 9, 2020 domiciled in Alabama, USA.

The Maryland resident agent for service of process is Charles C. Roberts, whose address is 14300 Gallant Fox Lane, #103, Bowie, MD 20715.

At the time of death, the decedent owned real or leasehold property in the following Maryland counties:

PRINCE GEORGE’S COUNTY

All persons having claims against the decedent must file their claims with the Register of Wills for Prince George’s County with a copy to the foreign personal representative on or before the earlier of the following dates:

(1) Six Months from the date of the decedent’s death; or

(2) Two months after the foreign personal representative mails or delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claim within two months from the mailing or other delivery of the notice. Claims filed after that date or after a date extended by law will be barred.

BETTY JO MILES
Foreign Personal Representative

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

Estate No. 141949

153446 (7-9,7-16,7-23)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF REBECCA S SCRIBER

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

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

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

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 16th day of December, 2026.

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

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

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

VIRGINIA BAKER
Personal Representative

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

Estate No. 141851

153329 (6-25,7-2,7-9)

LEGALS

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

14612 APRIL STREET
ACCOKEEK, MD 20607

By authority contained in a Deed of Trust dated November 4, 2022 and recorded in Liber 48343, Folio 339, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$458,892.00, and an interest rate of 8.875%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JULY 28, 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 \$45,000.00 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

153393 (7-9,7-16,7-23)

LEGALS

REDEVELOPMENT AUTHORITY OF PRINCE GEORGE’S COUNTY
NOTICE OF REQUEST FOR PROPOSALS

RFP NO. 2026-04

Building Rehabilitation, Structural Stabilization, Code Compliance, and Repair Services

Mount Rainier Artist Lofts

3311 Rhode Island Avenue, Mount Rainier, Maryland 20712

Item	Information
RFP Available	Friday, July 10, 2026
Pre-Proposal Site Visit	Wednesday, July 29, 2026, at 10:00 A.M. ET
Questions Due	Friday, August 7, 2026, at 4:00 P.M. ET
Proposal Due Date	Tuesday, August 18, 2026, at 4:00 P.M. ET
Contact for Questions	Patricia Omondi, Manager, Strategic Redevelopment and Special Projects, Paomondi@co.pg.md.us

NOTICE TO OFFERORS

This document is available from the Redevelopment Authority of Prince George’s County solicitation webpage at:
https://www.princegeorgescountymd.gov/departments-offices/redevelopment-authority/solicitations.

Questions regarding this Request for Proposals must be submitted via email only to Paomondi@co.pg.md.us with the subject line: Questions - RFP No. 2026-04, Mount Rainier Artist Lofts Building Repairs. This Request for Proposals may be cancelled or terminated at any time at the sole option of the RDA without recourse to any offeror or other person. Offerors submit proposals at their sole cost and risk.

Redevelopment Authority of
Prince George’s County
9200 Basil Court, Suite 504
Largo, Maryland 20774

153458 (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
FRANCES L GREENE

Notice is given that Roberta Jackson, whose address is 2824 Gaither St, Temple Hills, MD 20748, was on June 25, 2026 appointed Personal Representative of the estate of FRANCES L GREENE, who died on May 17, 2026 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 25th 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 25th day of December, 2026.

(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.

ROBERTA 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. 141937

LEGALS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ALICE JONES
AKA: ALICE BRAXTON JONES

Notice is given that Arthayer Waller, whose address is 1126 Astoria Lane, Peachtree City, GA 30269, was on June 25, 2026 appointed Personal Representative of the estate of ROBIN REGINA WALLER, who died on December 5, 2025 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 25th day of 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 24th 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.

TEARA MCCRAY
Personal Representative

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

Estate No. 139703

153443 (7-9,7-16,7-23)

Prince George's County *Since 1932*

LEGALS

Tisha S Hillman Esq
PO Box 1409
Bowie, MD 20717-1409
301-744-7996

Leonard W Jones Esq
5827 Allentown Rd
Camp Springs, MD 20746
301-423-0111

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ROBERT H HOLLOWAY SR

Notice is given that Sammye Holloway, whose address is 107 Mel Mara Dr, Oxon Hill, MD 20745-1019, was on June 17, 2026 appointed Personal Representative of the estate of **ROBERT H HOLLOWAY SR** who died on December 20, 2023 with a will.

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

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

SAMMYE HOLLOWAY
Personal Representative

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

Estate No. 132279

153421 (7-9,7-16,7-23)

LEONARD W 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. 126390

153427 (7-9,7-16,7-23)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DOROTHY M WILLIAMS

Notice is given that Sharon Turner, whose address is 122 69th St, Capitol Heights, MD 20743-2168, was on June 25, 2026 appointed Personal Representative of the estate of **DOROTHY M WILLIAMS** who died on December 13, 2025 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 25th 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 25th 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.

SHARON TURNER
Personal Representative

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

Estate No. 141939

153423 (7-9,7-16,7-23)

CAROLYN A SAVOY
Personal Representative

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

Estate No. 141742

153424 (7-9,7-16,7-23)

LEGALS

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

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
YUN LIN NIE

Notice is given that Joshua E Zukerberg, whose address is 1190 W Northern Pkwy Apt 124, Baltimore, MD 21210-1467, was on June 17, 2026 appointed Personal Representative of the estate of **YUN LIN NIE**, who died on December 25, 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 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.

JOSHUA E ZUKERBERG
Personal Representative

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

Estate No. 139962

153444 (7-9,7-16,7-23)

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. 138524

153445 (7-9,7-16,7-23)



LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CAROL L YOUNGER

Notice is given that Lisa Younger, whose address is 6635 Adrian St, Hyattsville, MD 20784, and George Younger III, whose address is 105 Lynbrook Ct, Greenbelt, MD 20770 were on June 26, 2026 appointed Co-Personal Representatives of the estate of **CAROL L YOUNGER** who died on March 1, 2026 with a will.

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

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

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

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

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

SANDRA HYLTON
Personal Representative

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

Estate No. 141986

153425 (7-9,7-16,7-23)

LISA YOUNGER
GEORGE YOUNGER III
Co-Personal Representatives

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

Estate No. 141242

153426 (7-9,7-16,7-23)

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: **7/20/2026.**

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

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

2012 NISSAN MURANO GA S2249529 JN8AZ1MU1CW116794

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

2001 TOYOTA TUNDRA MD 3HA0564 5TBBT44191S167586

ABANDONED TRAILER
BLACK GOOSENECK TRAILER, BACK OF THE TRAILER RUSTED.
LOCATION:
11421 Old Baltimore Pike, Beltsville, MD 20705



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

2022 KIA K5 5XXG44J87NG138526
2011 NISSAN ALTIMA MD 3DR1080 1N4AL2AP8BC103824

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

2016 TOYOTA CAMRY MD 3FD5985 4T1BF1FKXGU244372
2001 MAZDA 626 MD 60020HV 1YVGF22C315200661

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

2002 BMW 325xi MD 884Z47 WBAEU33462PH86486
2017 VOLKSWAGEN GLI JETTA MD 5GR9443 3VW417AJ4HM303233
2011 NISSAN ALTIMA MD 8HA6832 1N4AL2AP6BC120511

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

2016 HONDA ACCORD MD 7FC1508 1HGCRC2F88GA094517
2002 NISSAN SENTRA MD BG741 3N1CB51DX2L629358
2009 NISSAN ROGUE MD 9FG2179 JN8AS58T49W042745

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

2016 CHRYSLER 200 NJ R93VCF 1C3CCCAB1GN140694
2016 MAZDA CX9 MD 9EA6653 JM3TCBCY8G0109583
2002 MERCEDES-BENZ C500 IN AA5325 WDCYR49EX2X128376
2009 HYUNDAI VELOSTER KMHTC6AD6DU142307

153455 (7-9)

LEGALS

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

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

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

You must reclaim these vehicles by: **7/20/2026.**

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

2015 AUDI A3 MD 9GK4526 WAU7FLFF6F1101666

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

2011 INFINITY M37 MD 9CJ1027 JN1BY1AR1BM371736
2013 CHEVROLET SONIC VA TFS8097 1G1JC5HXD4171583

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

2004 HONDA PILOT VA TAW1555 2HKYF18694H584259

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

2009 NISSAN ALTIMA VA TFE5910 1N4AL21E89N524150

153456 (7-9)

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LEGALS

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
FREDDIE LEE YOUNG JR.

Notice is given that Aleek Young, whose address is 2 Challenger Court, Parkville, MD 21234, was on June 26, 2026 appointed Personal Representative of the estate of **FREDDIE LEE YOUNG JR.**, who died on January 8, 2026 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 26th 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 26th 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.

ALEEK YOUNG Personal Representative	
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	
Estate No. 140667	
153428	(7-9,7-16,7-23)

Elisabeth Morse
10605 Concord St, Ste 420
Kensington, MD 20895
240-205-7218

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CAROLYN WELLS-TALLEY

Notice is given that Tonisha Wells, whose address is 7504 Woodbine Dr, Laurel, MD 20707, was on June 26, 2026 appointed Personal Representative of the estate of **CAROLYN WELLS-TALLEY**, who died on September 9, 2025 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 26th 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 26th 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.

TONISHA WELLS Personal Representative	
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	
Estate No. 140730	
153429	(7-9,7-16,7-23)

LEGALS

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BRUCE BERNARD ADDISON

Notice is given that Chaun Addison, whose address is Village of Stoney Run #2B, Maple Shade, NJ 08052, was on June 24, 2026 appointed Personal Representative of the estate of **BRUCE BERNARD ADDISON**, who died on July 22, 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 24th 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 24th 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.

CHAUN ADDISON Personal Representative	
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	
Estate No. 140368	
153441	(7-9,7-16,7-23)

LEGALS

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

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

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

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

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

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 16th day of December, 2026.

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

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

JAMES R. SONICK Personal Representative	
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	
Estate No. 141345	
153328	(6-25,7-2,7-9)

LEGALS

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DARLENE WINSLOW LATHON

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

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

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

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 9th day of December, 2026.

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

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

DELONTE P LATHON Personal Representative	
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	
Estate No. 141404	
153331	(6-25,7-2,7-9)

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HADAS GEBRAL TESFAI

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

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

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

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 12th day of December, 2026.

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

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

ELLEN TESFAI Personal Representative	
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	
Estate No. 141062	
153338	(6-25,7-2,7-9)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

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

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

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 15th day of December, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 15th day of December, 2026.

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

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

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SHANE LEON RONETZ

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

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 15th day of December, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 15th day of December, 2026.

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

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

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

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

Notice is given that L. Orinda Nelson, whose address is 7240 Windsor Ln, Hyattsville, MD 20782-1045, was on June 12, 2026 appointed Personal Representative of the estate of **CHARLES D. NELSON**, who died on August 24, 2025 without a will.

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

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

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 12th day of December, 2026.

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

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

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MATTIE JEAN COX

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

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

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

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 11th day of December, 2026.

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

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

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LILLIE HAMILTON

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

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

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

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 11th day of December, 2026.

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

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

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PETTRANILLA 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 **PE-TRANILLA 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

COUNTY COUNCIL HEARINGS

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

TUESDAY, JULY 21, 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 21, 2026, the County Council of Prince George's County, Maryland, will hold the following public hearings:

COUNCIL BILLS:

CB-041-2026 (DR-2) AN ACT CONCERNING CLEAN CORRIDORS AND RAPID RESPONSE ACT OF 2026 for the purpose of creating a Clean Corridors and Rapid Response Program for expedited removal of illegal dumping and litter in designated areas; providing for the designation of Clean Corridors by Council resolution; and generally relating to removal of debris and litter from sidewalks and debris from roadways.

CB-042-2026 (DR-2) AN ACT CONCERNING CLEAN COMMUNITIES TRANSPARENCY DASHBOARD ACT OF 2026 for the purpose of requiring the Office of Community Relations to create a Clean Communities Transparency Dashboard to inform residents of the County’s illegal dumping and litter clean-up efforts; identifying data to be made available on the Dashboard; requiring regular updating of the contents of the Dashboard; and generally relating to open data.

CB-043-2026 (DR-2) AN ACT CONCERNING VACANT PROPERTY MAINTENANCE AND ABATEMENT ACT for the purpose of strengthening enforcement of housing and property standards on vacant properties; providing for administrative citations for unmaintained vacant properties; increasing the amounts of fines for repeat violations; and generally relating to vacant property.

CB-044-2026 (DR-2) AN ACT CONCERNING ILLEGAL SIGNAGE ENFORCEMENT ACT OF 2026 for the purpose of strengthening enforcement against the placement of illegal signs and illegal objects in County rights-of-way; requiring public utilities to remove illegal signs and objects placed on their infrastructure in County rights-of-way; increasing and establishing fines to reduce the placement and persistence of illegal signs and illegal objects in County rights-of-way; increasing liability for the placement of illegal signs and illegal objects in County rights-of-way; and generally relating to eliminating illegal signs and illegal objects in County rights-of-way.

CB-045-2026 (DR-2) AN ACT CONCERNING SEE IT, SNAP IT, GET PAID ACT OF 2026 for the purpose of establishing a Prince George’s County Beautification Enforcement Incentive Program to enhance the aesthetic conditions and environmental quality and well-being of Prince George’s County; and generally relating to civil enforcement.

CB-046-2026 (DR-2) AN ACT CONCERNING VACANT REAL PROPERTIES TAX RATE for the purpose of establishing a real property tax rate for real properties consisting of vacant houses/ buildings or improved property cited as vacant and unfit for habitation or other authorized use on a housing or building violation notice; specifying the use of the proceeds from the aforementioned tax; and generally relating to property tax on vacant real properties.

CB-050-2026 (DR-2) AN ACT CONCERNING DESTINATION PRINCE GEORGE’S for the purpose of reassigning the payment of revenue from the Hotel and Motel tax from Experience Prince George’s to a new entity named Destination Prince George’s to be used to promote travel to and economic investment in the County.

CB-060-2026 (DR-2) AN ACT CONCERNING PROCUREMENT REFINEMENTS ACT for the purpose of refining business certification requirements, centralizing waiver authority and reducing redundant reporting requirements.

CB-062-2026 (DR-2) AN ACT CONCERNING PREVAILING HOURS AND WAGE RATES ON PUBLIC WORKS - EMPLOYMENT - APPRENTICEABLE TRADES for the purpose of generally requiring contractors and subcontractors on certain public works to employ workers from apprenticeable trades who are either apprentices participating in an apprenticeship program registered with the Maryland Apprenticeship and Training Council or who have completed a registered apprenticeship program; adding a certain definition; increasing the amount of damages for violations of the law; and generally relating to prevailing hours and wage rates on public works.

CB-066-2026 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 2027 Budget.

CB-068-2026 (DR-2) AN ACT CONCERNING SUPPLEMENTARY APPROPRIATIONS for the purpose of transferring appropriation within the General Fund to provide for costs that were not anticipated and included in the Approved Fiscal Year 2026 Budget.

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

153451 (7-9,7-16)

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 EXISTING 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

LEGALS

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 Hway, 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 Hway, 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 of 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 OF INTENT TO REQUEST RELEASE OF FUNDS

Date: July 6, 2026

The City of Bowie-City Manager’s Office
Office of Grant Development and Administration
15901 Fred Robinson Way
Bowie, Maryland 20716
301-809-3072
jbugs@cityofbowie.org

On or about August 10, 2026, the City of Bowie- Office of Grant Development & Administration, will submit a request to the US Department of Housing and Urban Development (HUD) for the release of Community Development Block Grant (CDBG) funds under Title 1 of the Housing and Community Development Act of 1974. The funding will be utilized to undertake projects known as the City of Bowie Single-Family Housing Rehab Program for the purpose of providing grants to eligible single-family homeowners for rehabilitation activities; to administer a Workforce Skills Development training program; and to administer Fair Housing education and training. The city was awarded \$207,696.

The activities proposed are Categorically Excluded under HUD Regulations at 24 CFR Part 58 from the National Environmental Policy Act requirements. An Environmental Review Record (ERR) that documents the environmental determinations for these projects is on file at the City of Bowie- Office of Grant Development and Administration, 15901 Fred Robinson Way, Bowie Maryland 20716, and may be examined or copied on weekdays from 9:00am to 4:30 pm. The rehabilitation activities proposed in the City of Bowie’s Single-Family Housing Rehab Program are Categorically Excluded under HUD Regulations at 24 CFR Part 58 and adheres to the National Environmental Protection Act requirements. An Environmental Review Record has been prepared, and it has been determined to comply with each of the site-specific categories that are subject to 24 CFR Section 58.5 and Section 58.6. These site-specific categories include flood insurance, floodplain management, contamination, toxic substances, explosive and flammable hazards, historic preservation, and noise abatement and control. Each project site shall be reviewed against these categories, with their compliance being fully documented, before approving any specific grant. Site specific projects determined to exceed one or more of the environmental constraints established for the program will require a separate environmental review. An Environmental Review Record that documents the environmental determinations for these projects is on file at the City of Bowie-Office of Grant Development and Administration, 15901 Fred Robinson Way, Bowie Maryland 20716, and may be examined or copied on weekdays from 9:00 am to 4:30 pm.

WORKFORCE TRAINING

The City of Bowie’s Workforce Training Center is located at the Kenhill Center, 2614 Kenhill Drive, Bowie Maryland 20715. The City of Bowie offers programming that includes resume development and job search, workforce development and other topical seminars, and a variety of workforce-related training sessions. It is estimated that 150 people annually will utilize this center. The Training will serve as a public service for residents and include STEM, life Skills, and Innovation Entrepreneurship & training.

SINGLE-FAMILY HOUSING REHAB PROGRAM

The Single-Family Housing Rehab program consists of multiple single family home rehabilitation projects. The City of Bowie will fund energy-efficiency-related repairs for single family, income-eligible homeowners. It is estimated that approximately 60 single family homes will be rehabilitated during the period. Actual CDBG funding for FY27 is \$207,696 as identified in the FY27 Annual Action Plan.

The project area for this program is the entire corporate limits of the City of Bowie although it is HUD’s policy to exclude homes in the 100-year floodplain. The proposed housing rehabilitation activities include insulation, HVAC, roofing, energy efficient appliances, siding, doors, win-

LEGALS

dows, plumbing, and electrical/ HVAC upgrades. In addition, each residence will receive a Home Energy Audit, and a Lead-based paint inspection.

HUD’s ENVIRONMENTAL REVIEW REQUIREMENT

Each of The City of Bowie’s Single Family Housing Rehab Program projects must adhere to HUD’s guidelines. For these projects compliance with HUD’s Environmental Review stipulations is required. According to HUD’s Environmental Review statute 58.35(a)(3)(i), a building for residential use (with one to four units), the density is not increased beyond four units, the land use is not changed, and the footprint of the building is not increased in a floodplain or in a wetland. The rehabilitation activities proposed in the City of Bowie’s Single-Family Housing Rehab Program are Categorically Excluded under HUD Regulations at 24 CFR Part 58 and adheres to the National Environmental Protection Act requirements. An Environmental Review Record has been prepared, and it has been determined to comply with each of the site-specific categories that are subject to 24 CFR Section 58.5 and Section 58.6. These site-specific categories include flood insurance, floodplain management, contamination, toxic substances, explosive and flammable hazards, historic preservation, and noise abatement and control. Each project site shall be reviewed against these categories, with their compliance being fully documented, before approving any specific grant. Site specific projects determined to exceed one or more of the environmental constraints established for the program will require a separate environmental review. An Environmental Review Record that documents the environmental determinations for these projects is on file at the City of Bowie-Office of Grant Development and Administration, 15901 Fred Robinson Way, Bowie Maryland 20716, and may be examined or copied weekdays from 9am to 4:30 pm.

PUBLIC COMMENT

Any individual, group or agency may submit written comments on the ERR to the City of Bowie-Office of Grant Development and Administration, located at 15901 Fred Robinson Way, Bowie MD 20716. All comments received by August 7, 2026. Comments will be considered by the City of Bowie prior to authorizing submission of a request for release of funds.

RELEASE OF FUNDS

The City of Bowie certifies to HUD that Daniel Mears, in his capacity as Acting City Manager for the City of Bowie, consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD’s approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the City of Bowie to use Program Funds.

OBJECTIONS TO RELEASE FUNDS

HUD will accept objects to its release of funds and the City of Bowie certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later), only if they are on one of the following basis: (a) the certification was not executed by the Certifying Officer of the City of Bowie; (b) the City of Bowie has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58; (c) the grant recipient or other participants in the development process have committed funds, incurred costs, or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD or (d) another Federal Agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint or environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58) and shall be addressed to HUD Washington, D.C. Field Office, 820 First Street, N.E. Suite 300, Washington D.C. 20002. ATTN: Director, Community Planning and Development Division. Potential objectors should contact HUD at 202-275-6266 or 410-209-6546, to verify the actual last day of the objection period.

Daniel Mears, Acting City Manager

153452 (7-9)

LEGALS



An adoption of Ordinance O-5-2026 of the Mayor and Town Council of Landover Hills, amending the budget for fiscal year 2026, beginning July 1, 2025, and ending June 30, 2026, to account for revenue, expenses, and transfer from investments. The ordinance accounts for the following: increase of revenue CDBG (\$192,000 to \$237,535.80), increase of expense CDBG (\$192,000 to \$435,467.95), addition of Food gift card Program (\$46,062.50), Street repairs (\$40,000 to \$119,604.78) and increase of transfer from investments to \$436,538.06.

A copy of Ordinance O-5-2026 is posted in the Landover Hills Town Hall, 6904 Taylor Street, Landover Hills, MD 20784. A copy of the ordinance may be obtained by calling Town Hall at 301-773-6401 or by requesting a copy via email at townhall@landoverhills.us.

Ordinance O-5-2026 becomes effective June 29, 2026.

153453 (7-9,7-16)

LEGALS



Town of Landover Hills FY 2027 Budget Adoption

On 5/18/2026, the Landover Hills Town Council adopted Ordinance No. O-2-2026, An Ordinance of the Mayor and Town Council of the Town of Landover Hills, Maryland to adopt a budget for the Fiscal Year 2027 and to establish Real Property and Personal Property Tax Rates for the Town for Fiscal Year 2027. The Town’s commercial real property tax rate will increase to \$0.79 per \$100 of assessed valuation, while the residential real property tax rate will remain unchanged at \$0.52 per \$100 of assessed valuation. The personal property tax rate will remain the same at \$1.25 per \$100 of assessed valuation.

Projected Revenues

Taxes	\$1,944,594
Permits/Licenses	\$32,500
Enforcement Fees	\$345,250
Misc. Revenues	\$236,044
Police Grants	\$86,000
Trash User Fees	\$177,100
Transfer from Investments	\$569,976
Grants	\$327,958
Total Projected Revenue	\$3,719,422

Projected Expenditures

Mayor & Council	\$50,900
Administration	\$613,100
Annexation	\$0
Professional Services	\$61,630
General Office	\$65,342
Municipal Building	\$75,710
Community Promotions	\$76,620
Misc. Grants	\$400,000
Public Associations	\$4,340
Police Department	\$1,400,485
Public Works	\$744,395
Elections	\$900
General Govt. Insurance	\$14,900
Trash Collection	\$211,100
Total Projected Expenditures	\$3,719,422

This legislation shall become effective July 1, 2026, for the fiscal year 2027 (July 1, 2026 – June 30, 2027). A copy of the legislation shall be posted in the Landover Hills Town Hall for thirty (30) days.

153454 (7-9,7-16)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
THEODORE PAIRE JR

Notice is given that Theodore Paire III, whose address is 11932 Autumnwood Ln, Fort Washington, MD 20744-6061, was on June 26, 2026 appointed Personal Representative of the estate of THEODORE PAIRE JR, who died on April 30, 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 26th 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 26th 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.

THEODORE PAIRE III
Personal Representative

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

Estate No. 141844
153430 (7-9,7-16,7-23)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JAMES J JARMON JR.

Notice is given that Gloria Jarmon, whose address is 2412 Kent Village Pl, Landover, MD 20785-3470, was on June 26, 2026 appointed Personal Representative of the estate of JAMES J JARMON JR, who died on October 19, 2025 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 26th 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 26th 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.

GLORIA JARMON
Personal Representative

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

Estate No. 139535
153431 (7-9,7-16,7-23)

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# 1FM5K8GT7FGC00836

LOT# 10909
2016 GMC
VIN# 1GKKVPKD6GJ271401

LOT# 10910
2002 NISSAN
VIN# 1N6ED29X32C356348

LOT# 10911
2018 FORD
VIN# 1FM5K8D82JGA74930

LOT# 10912
2023 BMW
VIN# WBA73AP05PCL15237

LOT# 10913
2007 NISSAN
VIN# 5N1BTV28U77N139385

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# KNDJ23AU4M7785914

LOT# 11079
2019 KIA
VIN# KNDCD3LD0K5234369

PUBLIC SALE
The Auctioneer Reserves the right to post 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)

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 Stablers Ct, Bowie, MD 20720, was on June 16, 2026 appointed Personal Representative of the estate of MAROT N NDESO, who died on May 31, 2025 without a will.

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

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

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 16th day of December, 2026.

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

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

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

ALETHIA NDESO
Personal Representative

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

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BRENDA LANCASTER

Notice is given that Angela Potts, whose address is 11201 Millers Ter, Bowie, MD 20721-2248, was on June 15, 2026 appointed Personal Representative of the estate of BRENDA LANCASTER, who died on March 29, 2026 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 15th day of December, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 15th day of December, 2026.

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

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

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

ANGELA POTTS
Personal Representative

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

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DARIUS ANTHONY BOLDEN

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

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

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

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 16th day of December, 2026.

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

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

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

JALEEZA HORTON-BOLDEN
Personal Representative

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

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

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 Comayagua 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)

LEGALS

Elisabeth M. Morse
Law Office of Brian Gormley, LLC
7910 Woodmont Ave, Ste 600
Bethesda, MD 20814
240-891-4500

NOTICE TO CREDITORS OF
APPOINTMENT OF
FOREIGN PERSONAL
REPRESENTATIVE

NOTICE IS GIVEN that the Superior Court of District of Columbia, Washington, D.C. appointed Michael Johnson, whose address is 2111 Weber Dr., District Heights, MD 20747, as the Administrator of the Estate of Betty Johnson who died on May 18, 2000 domiciled in Washington, D.C.

The Maryland resident agent for service of process is n/a Personal Representative lives in Maryland, whose address is 2111 Weber Dr., District Heights, MD 20747.

At the time of death, the decedent owned real or leasehold property in the following Maryland counties:

PRINCE GEORGE’S COUNTY

All persons having claims against the decedent must file their claims with the Register of Wills for Prince George’s County with a copy to the foreign personal representative on or before the earlier of the following dates:

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

(2) Two months after the foreign personal representative mails or delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claim within two months from the mailing or other delivery of the notice. Claims filed after that date or after a date extended by law will be barred.

MICHAEL JOHNSON
Foreign Personal Representative

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

Estate No. 141884
153448 (7-9,7-16,7-23)

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: 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

153401

(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 Stablers 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.

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 successor 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)

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

LEGALS

NOTICE

JEREMY K. FISHMAN, et al.

Substitute Trustees
vs.

ANDREA TYNICA LANE
9039 Congress Place
Landover, MD 20785-4729
Defendant

In the Circuit Court for Prince
George’s County, Maryland
Civil Action No.
C-16-CV-26-005556

Notice is hereby given this 30th 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 9039 Congress Place, Landover, MD 20785-4729, 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 30th 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 30th day of July, 2026, next.

The Report of Sale states the amount of the sale to be Two Hundred Thirty Four Thousand Five Hundred Dollars (\$234,500.00).

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George’s County, Md.
True Copy—Test:
Mahasin El Amin, Clerk
153450 (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)

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 S, 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)

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

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)

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
RUTH MURPHY

Notice is given that Ahmadd Simpson, 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 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 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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