

LEGALS

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on March 28, 2008, a certain Deed of Trust was executed by Joyce C. Jennings as Grantor(s) in favor of Financial Freedom Senior Funding Corporation, a Subsidiary of Indymac Bank, F.S.B. as Beneficiary, and Robert E. Ruloff and K. Dwayne Louk as Trustee(s), and was recorded on May 1, 2008, in Book 29637, Page 186 in the Office of the Land Records for Prince George’s County, Maryland; and

WHEREAS, the Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and

WHEREAS, the Deed of Trust is now owned by the Secretary, pursuant to an assignment dated June 24, 2022, and recorded on June 29, 2022, in Book 47870, Page 246, in the Office of the Land Records for Prince George’s County, Maryland; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on January 14, 2026, was not made and remains wholly unpaid as of the date of this notice, and a Borrower has died and the Property is not the principal residence of at least one surviving Borrower, and no payment has been made sufficient to restore to the loan to currency; and

WHEREAS, the entire amount delinquent as of August 12, 2026 is \$481,062.39; and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable;

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, Subpart B, and by the Secretary’s designation of me as Foreclosure Commissioner, notice is hereby given that on September 22, 2026 at 11:30 am local time, all real and personal property at or used in connection with the following described premises (“Property”) will be sold at public auction to the highest bidder:

See attached Exhibit A

Commonly known as: 4206 Kinmount Road, Lanham, MD 20706

Tax ID: 20-2217370

The sale will be held at the courthouse entrance for the Circuit Court for Prince George’s County, Maryland.

The Secretary of Housing and Urban Development will bid \$486,062.39.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling \$49,000.00 in the form of a certified check or cashier’s check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$49,000.00 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier’s check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier’s check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier’s check payable to the Secretary of HUD, before public auction of the property is completed.

The amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is N / A (Full Balance Due), plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner’s attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

Tender of payment by certified or cashier’s check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

Date: August 18, 2026

Cohn, Goldberg & Deutsch, LLC
Foreclosure Commissioner

BY: Richard E. Solomon
Richard E. Solomon AIS#9112190178
Cohn, Goldberg & Deutsch, LLC
1099 Winterson Road, Suite 301
Linthicum Heights, MD 21090
(410) 296-2550
ForeclosureAttorney@cgd-law.com

IF YOU ARE A DEBTOR, OR AN ATTORNEY REPRESENTING A DEBTOR, THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED HEREBY WILL BE USED FOR THAT PURPOSE. However, if you are either a debtor in a pending bankruptcy case, or have obtained an order of discharge from a United States Bankruptcy Court, which discharge includes this debt, or an attorney representing such a debtor, and you (or your client), has not reaffirmed liability for this debt, this office is not attempting to obtain a judgment against you (or your client) nor are we alleging that you (or your client) have any personal liability for this debt. We may, however, take action against any property which may have been pledged as collateral for the debt, which action may include repossession and/or foreclosure of the property, if otherwise permitted by law and/or order of court.

Exhibit “A”

THE FOLLOWING DESCRIBED LAND AND PREMISES, WITH THE IMPROVEMENTS, EASEMENTS, AND APPURTENANCES THEREUNTO BELONGING, SITUATE, LYING AND BEING IN PRINCE GEORGE’S COUNTY, STATE OF MARYLAND, NAMELY:

LOT NUMBERED FIFTEEN (15), IN BLOCK LETTERED “N”, IN THE SUBDIVISION KNOWN AS “PLAT THREE, WHITFIELD WOODS,” AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE’S COUNTY, MARYLAND IN PLAT BOOK W.W.W. 63 AT PLAT 30.

CGD File No. 465247

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

153909

(9-3,9-10,9-17)

LEGALS

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on August 10, 2007, a certain Deed of Trust was executed by Haskew B. Leacraft Sr., and Dollie H. Leacraft as Grantor(s) in favor of Liberty Reverse Mortgage, Inc. as Beneficiary, and Placer Title Company as Trustee(s), and was recorded on September 19, 2007, in Book 28649, Page 10 in the Office of the Land Records for Prince George’s County, Maryland; and

WHEREAS, the Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and

WHEREAS, the Deed of Trust is now owned by the Secretary, pursuant to an assignment dated July 16, 2018, and recorded on July 25, 2018, in Book 41164, Page 120, in the Office of the Land Records for Prince George’s County, Maryland; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on July 31, 2024, was not made and remains wholly unpaid as of the date of this notice, and a Borrower has died and the Property is not the principal residence of at least one surviving Borrower, and no payment has been made sufficient to restore to the loan to currency; and

WHEREAS, the entire amount delinquent as of August 12, 2026 is \$466,748.16; and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable;

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, Subpart B, and by the Secretary’s designation of me as Foreclosure Commissioner, notice is hereby given that on September 22, 2026 at 11:30 am local time, all real and personal property at or used in connection with the following described premises (“Property”) will be sold at public auction to the highest bidder:

See attached Exhibit A

Commonly known as: 1215 Edenville Drive, District Heights, MD 20747

Tax ID: 06-0549840

The sale will be held at the courthouse entrance for the Circuit Court for Prince George’s County, Maryland.

The Secretary of Housing and Urban Development will bid \$471,748.16.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling \$47,500.00 in the form of a certified check or cashier’s check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$47,500.00 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier’s check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier’s check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier’s check payable to the Secretary of HUD, before public auction of the property is completed.

The amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is N / A (Full Balance Due), plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner’s attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

Tender of payment by certified or cashier’s check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

Date: August 12, 2026

Cohn, Goldberg & Deutsch, LLC
Foreclosure Commissioner

BY: Richard E. Solomon
Richard E. Solomon AIS#9112190178
Cohn, Goldberg & Deutsch, LLC
1099 Winterson Road, Suite 301
Linthicum Heights, MD 21090
(410) 296-2550
ForeclosureAttorney@cgd-law.com

IF YOU ARE A DEBTOR, OR AN ATTORNEY REPRESENTING A DEBTOR, THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED HEREBY WILL BE USED FOR THAT PURPOSE. However, if you are either a debtor in a pending bankruptcy case, or have obtained an order of discharge from a United States Bankruptcy Court, which discharge includes this debt, or an attorney representing such a debtor, and you (or your client), has not reaffirmed liability for this debt, this office is not attempting to obtain a judgment against you (or your client) nor are we alleging that you (or your client) have any personal liability for this debt. We may, however, take action against any property which may have been pledged as collateral for the debt, which action may include repossession and/or foreclosure of the property, if otherwise permitted by law and/or order of court.

EXHIBIT “A”
LEGAL DESCRIPTION

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF MARYLAND, COUNTY OF PRINCE GEORGES, CITY OF DISTRICT HEIGHTS, AND IS DESCRIBED AS FOLLOWS:

LOT NUMBERED FIFTEEN (15) IN BLOCK LETTERED “A” AS SHOWN ON THE PLAT OF SUBDIVISION KNOWN AS AND ENTITLED “SECTION 6, WATERFORD” AS PER PLAT THEREOF DULY RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE’S COUNTY, MARYLAND, IN PLAT BOOK WWW 67 AT PLAT NO. 83.

PARCEL NUMBER(S): 06-0549840

CGD File No. 462440

LEGALS

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

153910

(9-3,9-10,9-17)

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

917 LARCHMONT AVENUE
CAPITOL HEIGHTS, MD 20743

By authority contained in a Deed of Trust dated April 25, 2019 and recorded in Liber 42218, Folio 561, modified by Loan Modification Agreement recorded on July 10, 2023, at Liber No. 48972, Folio 474, and further modified by Loan Modification Agreement recorded on March 10, 2025, at Liber No. 50669, Folio 76, and further modified by Loan Modification Agreement recorded on June 24, 2025, at Liber No. 51022, Folio 84, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$203,500.00, 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

SEPTEMBER 22, 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 \$25,000.00 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)

153900

(9-3,9-10,9-17)

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Prince George’s County Since 1932

LEGALS

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED REAL PROPERTY

1507 PALISADES COURT
BOWIE, MD 20716

By authority contained in a Deed of Trust dated August 22, 2005 and recorded in Liber 23203, Folio 379, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$318,000.00, and an interest rate of 3.750%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex–If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

SEPTEMBER 22, 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 \$25,000.00 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

153899

(9-3,9-10,9-17)

LEGALS

Justin Wedgewood Esq
322 Main Street Suite 102
Laurel, MD 20707
301-776-7900

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOHN HOWARD ADAMS SR

Notice is given that John Howard Adams Jr, whose address is 386 Old Line Ave, Laurel, MD 20724, was on August 18, 2026 appointed Personal Representative of the estate of JOHN HOWARD ADAMS SR who died on September 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 18th day of February, 2027.

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 February, 2027.

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.

JOHN HOWARDS ADAMS JR
Personal Representative

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

Estate No. 141529

153865 (8-27,9-3,9-10)

Ronald Scott Mitchell
Wills and Trusts LLC
8403 Colesville Road, Suite 1100
Silver Spring, MD 20910
844-952-9455

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BRIAN KEITH MARTIN

Notice is given that Katrina D. Martin, whose address is 1147 Rambler Cross, Atlanta, GA 30312, was on August 18, 2026 appointed Personal Representative of the estate of BRIAN KEITH MARTIN who died on May 20, 2025 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 18th day of February, 2027.

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 February, 2027.

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

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

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

KATRINA D. MARTIN
Personal Representative

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

Estate No. 140570

153867 (8-27,9-3,9-10)

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

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HAYWOOD MCDOWELL, SR.

Notice is given that Thomas McDowell, whose address is 3229 West Chartwell Road, Peoria, IL 61614, was on August 14, 2026 appointed Personal Representative of the estate of HAYWOOD MCDOWELL, SR., who died on January 26, 2026 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 14th day of February, 2027.

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 14th day of February, 2027.

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.

THOMAS MCDOWELL
Personal Representative

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

Estate No. 142529

153877 (8-27,9-3,9-10)

Norman Schneider
4900 Leesburg Pike, Suite 310
Alexandria, VA 22302
703-370-8088

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARY AGNES SILBERSTEIN

Notice is given that David Lawrence Chelsea-Seifert, whose address is 712 Marlin Avenue, Apt 1, Foster City, CA 94404, was on August 21, 2026 appointed Personal Representative of the estate of MARY AGNES SILBERSTEIN who died on August 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 21st day of February, 2027.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 21st day of February, 2027.

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.

DAVID LAWRENCE CHELSEA-SEIFERT
Personal Representative

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

Estate No. 142576

154007 (9-3,9-10,9-17)

Brian W. Ritter, Jr., Esq.
489 Main Street, Suite 101
Prince Frederick, Maryland 20678
443-684-2028

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SHIRLEY A. BOSWELL

Notice is given that Wendy Small, whose address is 26595 Lawrence Adams Drive, Mechanicsville, Maryland 20659, was on August 19, 2026 appointed Personal Representative of the estate of SHIRLEY A. BOSWELL who died on July 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 19th day of February, 2027.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 19th day of February, 2027.

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.

WENDY SMALL
Personal Representative

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

Estate No. 142552

154008 (9-3,9-10,9-17)

David S. Scott, Esq.
Scott & Scott PA
109 E. Main St
Elkton, MD 21921
410-398-0611

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**BENJAMIN DEWHITT
AKA: BENJAMIN LEE DEWHITT**

Notice is given that Danielle Bright, whose address is 5 Landview Court, Middletown, DE 19709, was on August 19, 2026 appointed Personal Representative of the estate of BENJAMIN DEWHITT AKA: BENJAMIN LEE DEWHITT who died on April 22, 2026 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 19th day of February, 2027.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 19th day of February, 2027.

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.

DANIELLE BRIGHT
Personal Representative

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

Estate No. 142272

154009 (9-3,9-10,9-17)

LEGALS

Louvenia W. Williams, Esq.
9701 Apollo Drive, #301
Largo, Maryland 20774-4790
301-322-2030

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARTHA CLARIBEL MAJANO

Notice is given that Nataly Johana Sosa-Majano, whose address is 219 Upshur Street, NW, #301, Washington, DC 20011, was on August 13, 2026 appointed Personal Representative of the estate of MARTHA CLARIBEL MAJANO, who died on April 14, 2026 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 13th day of February, 2027.

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 February, 2027.

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.

NATALY JOHANA SOSA-MAJANO
Personal Representative

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

Estate No. 142061

153878 (8-27,9-3,9-10)

Jacqueline P Byrd-Tillman Esq
14605 Elm Street, #3002
Upper Marlboro, MD 20773
301-502-5257

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
VINCENT DONALD TURNER

Notice is given that Espanola Franklin Hughes, whose address is 12205 Pleasant Prospect Rd, Bowie, MD 20721, was on August 13, 2026 appointed Personal Representative of the estate of VINCENT DONALD TURNER, who died on May 20, 2026 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 13th day of February, 2027.

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 February, 2027.

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.

ESPANOLA FRANKLIN HUGHES
Personal Representative

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

Estate No. 142515

153879 (8-27,9-3,9-10)

Tyechia L White Esq
300 New Jersey Ave NW, Ste 300
Washington, DC 20001-3159
202-967-4571

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ERSKIE GREGGS

Notice is given that Octavia R Drewery, whose address is 11506 Galashiels Dr, Huntersville, NC 28078, was on June 29, 2026 appointed Personal Representative of the estate of ERSKIE GREGGS who died on March 24, 2026 with a will.

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

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

OCTAVIA R DREWERY
Personal Representative

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

Estate No. 141439

153830 (8-20,8-27,9-3)

LEGALS

Alexander J. Zarzecki
Davis, Agnor, Rapaport & Skalny, LLC
11000 Broken Land Parkway, Suite 600
Columbia, Maryland 21044
410-995-3617

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CURTIS MELVIN MORRIS JR

Notice is given that Tony Morris, whose address is 8000 Dogwood Rd, Windsor Hill, MD 21244-1298, and David Morris, whose address is 6445 Olivers Shop Rd, Bryantown, MD 20617-2242, were on August 14, 2026 appointed Co-Personal Representatives of the estate of CURTIS MELVIN MORRIS JR who died on June 24, 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 co-personal representatives or the attorney.

All interested persons or unpaid claimants having any objection to the appointment of the co-personal representatives shall file their objection with the Register of Wills on or before the 14th day of February, 2027.

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 14th day of February, 2027.

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

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

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

TONY MORRIS
DAVID MORRIS
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. 141967

153887 (8-27,9-3,9-10)

Alexander J. Zarzecki
Davis, Agnor, Rapaport & Skalny, LLC
11000 Broken Land Parkway, Suite 600
Columbia, Maryland 21044
410-995-3617

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DIANE COLES

Notice is given that Carolyn Coles-Jordan, whose address is 503 Valley Road, Apartment 1, Elkins Park, Pennsylvania 19027, was on December 1, 2025 appointed personal representative of the small estate of Diane Coles, 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 shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

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

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

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

CAROLYN COLES-JORDAN
Personal Representative

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

Estate No. 139128

153996 (9-3)

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: **9/14/2026.**

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					
2004	LEXUS	SC430	VA	TBR8341	JTHFN48Y440055097
ANA TOWING 7820 MARLBORO PIKE FORESTVILLE, MD 20747 301-736-7703					
2007	TOYOTA	AVALON	VA	TAG9311	4T1BK36B27U243319
CENTRAL HEAVY DUTY TOWING 11 SE CRAIN HIGHWAY BOWIE, MARYLAND 20716 301-390-9500					
2013	FORD	FIESTA	MD	9HB1567	3FADP4BJ9DM193171
2006	HONDA	ELEMENT	MD	T2746858	5J6YH18356L006863
2009	MERCURY	MILAN	VA	TFS2517	3MEHM08Z59R623006
CHARLEY'S CRANE SERVICE 8913 OLD ARDMORE RD LANDOVER, MD 207850 301-773-7670					
2006	FORD	F-150	MD	3GK8649	1FTPX14546NA75155
2003	TOP BRAND	TRAILER			5HLUT18243F033679
2012	CHEVROLET	SILVERADO	VA	TBR9232	3GCPKTE74CG241785
J & J TOWING 8545 DELANO ROAD CLINTON, MD 20735 301-568-3284					
2021	TOYOTA	COROLLA	MD	7FE7847	JTDEPMAE0MJ147485
J&L TOWING AND RECOVERY 8225 GREY EAGLE DRIVE UPPER MARLBORO, MD 20772 301-574-0065					
2015	HYUNDAI	EQUUS	DC	FK2191	KMHGH4JH9FU098266
2002	GMC	YUKON	VA	TSK4833	1GKFK66U72J250743
2007	FORD	E250	VA	TPF5390	1FTNE24W77DB49736
2007	LAND ROVER	RANGE ROVER SPORT	MD	TRO24853	SALSK25447A117202
JD TOWING 2817 RITCHIE RD FORESTVILLE, MD 20747 301-967-0739					
1998	CHEVROLET	EXPRESS			1GBFG15R0W1025913
MCDONALD TOWING 2917 52ND AVENUE HYATTSVILLE MD 20781 301-864-4133					
2020	MERCEDES-BENZ	C300			W1KWF8EB5MR628953
2009	TOYOTA	COROLLA	MD	5FG2720	2T1BU40E09C160737
2005	CHRYSLER	300	CA	7975752	2C3AA63H15H135792
1995	PONTIAC	FIREBIRD	MD	557627	2G2FV22P8S2242462
2015	CHEVROLET	EQUINOX			2GNALDEK0F6250424
PAST & PRESENT TOWING & RECOVERY INC 7810 ACADEMY LANE LAUREL, MD 20707 301-210-6222					
2012	NISSAN	SENTRA	MD	5CV7738	3N1AB6AP7CL694208
2012	FORD	E-250	VA	TD55917	1FTNE24W95HA63057
2010	LINCOLN	MKS			1LNHL9ER4AG600126
2002	SATURN	LS	MD	1FC5717	1G8JS54F32Y539365
2007	CHEVROLET	IMPALA			2G1WB58K179126660
2010	NISSAN	MURANO	PA	7573262	JN8AAZ1MW7AW122923
153904					(9-3)

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: **9/14/2026.**

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

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

2015 LEXUS NX200T MD 1GC8446 JTYARBZ1F2010188

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

1997 MERCEDES BENZ S320 VA 9798ZZ WDBGA33G6VA350318

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

2004 FORD ECOLINE E250 MD 4GK4903 1FTNE24W44HB27472
2000 FORD EXCURSION VA SZU4122 1FMNU41S2YEC52375
2001 FORD E250 VA 6295BBM 1FTNE24261H1B06339

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

2009 NISSAN ALTIMA VA TJL6335 1N4AL21E69C141240
2014 NISSAN MAXIMA VA SWK7632 1N4AA5AP0EC498786
2002 HYUNDAI ELANTRA VA SYM3741 KMH0N45D12U339640
2011 HYUNDAI SONATA VA TSW1253 5NPEB4AC8BH276934
2023 VOLKSWAGEN TAOS MD 5GS1435 3VVXX7B23PM309616

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

2022 CHEVROLET SUBURBAN MD 4GG5572 1GNSCKKD2NR283726
2021 TESLA MODEL 3 MD 6GS3154 5YJ3E1EA8MF991686
2016 NISSAN MAXIMA MD 9DP7772 1N4AA6APXGC398087
2007 MAZDA MAZDA3 VA SVP3555 JM1BK32F71639535

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

2004 HYUNDAI SONATA VA TJX5037 KMHWF35H24A993098

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

2021 CHEVROLET EQUINOX MD T2607035 2GNAXJEV2M6136144

153905

(9-3)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ALONZO LEO MACON SR

Notice is given that Martha Brumfield, whose address is 3233 Captain Dement Dr, Waldorf, MD 20603-6044, was on August 12, 2026 appointed Successor Personal Representative of the estate of ALONZO LEO MACON SR, who died on June 5, 2023 without a will.

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

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.

MARTHA BRUMFIELD
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. 131723

153886 (8-27-9,3,9-10)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LEON KENNETH HAMILTON

Notice is given that Gustav Hamilton, whose address is 3832 Saint Barnabas Rd, Suitland, MD 20746-3225, was on August 11, 2026 appointed Personal Representative of the estate of LEON KENNETH HAMILTON, who died on January 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.

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.

GUSTAV HAMILTON
Personal Representative

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

Estate No. 137251

153885 (8-27-9,3,9-10)

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Prince George’s County
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301-627-0900*

LEGALS

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

P.O. Box 1729
Upper Marlboro, Maryland 20773
**In The Estate Of:
PAUL ARMSTRONG MCCARTHY**
Estate No.: 141016

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

A video hearing will be held **September 28, 2026 at 10:30 AM.**

This hearing may be transferred or postponed to a subsequent time. Further information, including virtual hearing information may be obtained by contacting the Office of the Register of Wills (301) 952-3250 or the Orphans’ Court (301) 952-3790.

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

154006 (9-3,9-10)

ORDER OF PUBLICATION
BY POSTING

BATTS BOWSER

VS

BOWSER

**In the Circuit Court for
Prince George’s County, Maryland**
Case Number: CAD18-19487
**Other Reference Number(s):
CAD18-43444**

ORDERED, ON THIS 24th day of August, 2026, by the Circuit Court for Prince George’s County MD:

That the Plaintiff, LASHAWNDA BATTS BOWSER, is hereby notified that the Defendant, has filed a MOTION TO MODIFY CHILD SUPPORT naming him/her as the plaintiff and stating that the Plaintiffs last known address is: 2907 Matapeake Dr, Upper Marlboro, MD 20774, and therefore it is;

ORDERED, that the defendant shall mail, by regular mail (first class mail), to the plaintiff’s last known address, a copy of the signed order of Publication, the Summons, Civil-Domestic Case Information Report, Motion to Modify Child Support, Notice Regarding Restricted Information Pursuant to Rule 20-201.1, and Financial Statement of Defendant at least thirty days prior to the response date in said order, and it is further;

ORDERED, that this Order (and the aforementioned documents) shall be posted at the last known address, place of business, dwelling house, or usual place of abode of the Plaintiff, in accordance with Maryland Rule 2-122(a)(1), said posting to be completed by the 23rd day of September, 2026; and it is further;

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

ORDERED, said publication to be completed by the 23rd day of September, 2026, and it is further;

ORDERED, THAT THE PLAINTIFF, LASHAWNDA BATTS BOWSER, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 23rd day of October, 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

153984 (8-27-9,3,9-10)

LEGALS

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

IN RE ADOPTION/
GUARDIANSHIP OF
**MARLEY M.,
MAXWELL M.**

Adoption No. C-16-FM-26-002930

NOTICE OF PUBLICATION

To: **Marven Ricardo Madden**, Biological father: You are hereby notified that an adoption case has been filed in the Circuit Court for Prince George’s County, Adoption No. **C-16-FM-26-002930**. All persons who believe themselves to be the parent of a Male child born on June 26, 2013, in Essex County, New Jersey, to Simone Camille Campbell-Madden birth date February 24, 1982, shall file a written response. A copy of the show cause order may be obtained from the Clerk’s Office at the Circuit Court for Prince George’s County, Maryland, 14735 Main Street, Upper Marlboro, Maryland 20772, and telephone number: 301-952-5206. If you do not file a written objection by **30 days** from the date this notice appears in a **Prince George’s County Newspaper**, you will have agreed to the permanent loss of your parental rights to this child.

NOTICE OF PUBLICATION

To: **Marven Ricardo Madden**, Biological father: You are hereby notified that an adoption case has been filed in the Circuit Court for Prince George’s County, Adoption No. **C-16-FM-26-002930**. All persons who believe themselves to be the parent of a Male child born on June 26, 2013, in Essex County, New Jersey, to Simone Camille Campbell-Madden birth date February 24, 1982, shall file a written response. A copy of the show cause order may be obtained from the Clerk’s Office at the Circuit Court for Prince George’s County, Maryland, 14735 Main Street, Upper Marlboro, Maryland 20772, and telephone number: 301-952-5206. If you do not file a written objection by **30 days** from the date this notice appears in a **Prince George’s County Newspaper**, you will have agreed to the permanent loss of your parental rights to this child.

153895 (8-27-9,3,9-10)

**THIS COULD
BE YOUR AD!**

Call
301-627-0900
for a quote.

LEGALS

NOTICE

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

v.

Brehanna Edwards,
Personal Representative for the
Estate of Doris M. Stewart

AND

Brehanna Edwards,
Personal Representative for the
Estate of Roderick Edwards

7101 Donnell Place, Apt C8
District Heights, MD 20747
Defendants

**In the Circuit Court for Prince
George’s County, Maryland**
Case No. C-16-CV-26-002701

Notice is hereby given this 13th day of August, 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 14th day of September,

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SIDNEY MORGAN SMITH

Notice is given that Tracy M Mills, whose address is 903 Carroll Ave, Laurel, MD 20707, was on August 17, 2026 appointed Personal Representative of the estate of SIDNEY MORGAN SMITH who died on January 3, 2025 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 17th day of February, 2027.

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 February, 2027.

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.

TRACY M MILLS Personal Representative	THOMAS B MCCLAY Personal Representative
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729
Estate No. 142473	Estate No. 142275
153866 (8-27,9-3,9-10)	153868 (8-27,9-3,9-10)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
KHARL ANTHONY WILLIAMS

Notice is given that Anthony Williams, whose address is 5010 36th Ave, Hyattsville, MD 20782, was on August 13, 2026 appointed Personal Representative of the estate of KHARL ANTHONY WILLIAMS who died on June 24, 2026 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 13th day of February, 2027.

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 February, 2027.

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.

ANTHONY WILLIAMS Personal Representative	NICHOLAS A JONES Personal Representative
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729
Estate No. 142389	Estate No. 142266
153871 (8-27,9-3,9-10)	153872 (8-27,9-3,9-10)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ADA DELORES MITCHELL

Notice is given that Tyrone Jones, whose address is 205 Lee St Apt 311, Gaithersburg, MD 20877-2950, was on August 14, 2026 appointed Personal Representative of the estate of ADA DELORES MITCHELL who died on February 5, 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 14th day of February, 2027.

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 14th day of February, 2027.

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.

TYRONE JONES Personal Representative	CARLO CREQUE Personal Representative
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729
Estate No. 140770	Estate No. 142505
153869 (8-27,9-3,9-10)	153870 (8-27,9-3,9-10)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PATRICIA WILLIAMS

Notice is given that Reuben Williams, whose address is 43480 Greenwich Sq, Ashburn, VA 20147-4552, was on August 14, 2026 appointed Personal Representative of the estate of PATRICIA WILLIAMS who died on June 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 14th day of February, 2027.

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 14th day of February, 2027.

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.

REUBEN WILLIAMS Personal Representative	CARMEN C MALONE Personal Representative
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729
Estate No. 142512	Estate No. 142518
153873 (8-27,9-3,9-10)	153874 (8-27,9-3,9-10)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
AUGUSTINE C NKWOCHA

Notice is given that Chioma C Nkwocha, whose address is 5202 Newton St 202, Bladensburg, MD 20710, was on February 13, 2026 appointed Personal Representative of the estate of AUGUSTINE C NKWOCHA, who died on October 6, 2025 without a will.

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

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

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 13th day of August, 2026.

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

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

CHIOMA C NKWOCHA Personal Representative	LORI STROMAN Personal Representative
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729
Estate No. 140235	Estate No. 142290
153891 (8-27,9-3,9-10)	153876 (8-27,9-3,9-10)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
FOSTER ASARE GYIMAH

Notice is given that BEATRICE OHENE-BADU GYIMAH and JADON ASARE-GYIMAH, whose address is 6315 BALFOUR DR, HYATTSVILLE, MD 20782-1508, was on August 10, 2026 appointed Co-Personal Representatives of the estate of FOSTER ASARE GYIMAH, who died on May 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 co-personal representatives or the attorney.

All interested persons or unpaid claimants having any objection to the appointment of the co-personal representatives shall file their objection with the Register of Wills on or before the 10th day of February, 2027.

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 February, 2027.

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

- (1) Six months from the date of the decedent's death; or
- (2) Two months after the co-personal representatives mail 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.

BEATRICE OHENE-BADU GYIMAH JADON ASARE-GYIMAH Co-Personal Representatives	OTTOWAY SIMMONS Co-Personal Representatives
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729
Estate No. 142141	Estate No. 142476
153794 (8-20,8-27,9-3)	153828 (8-20,8-27,9-3)

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LEGALS

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on November 9, 2009, a certain Deed of Trust was executed by Desarene S. Arnett as Grantor(s) in favor of Generation Mortgage Company as Beneficiary, and Premier Reverse Closings as Trustee(s), and was recorded on January 25, 2010, in Book 31377, Page 254 in the Office of the Land Records for Prince George’s County, Maryland; and

WHEREAS, the Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and

WHEREAS, the Deed of Trust is now owned by the Secretary, pursuant to an assignment dated March 18, 2017, and recorded on April 24, 2017, in Book 39469, Page 50, in the office of the Land Records for Prince George’s County, Maryland; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on March 11, 2025, was not made and remains wholly unpaid as of the date of this notice, and a Borrower has died and the Property is not the principal residence of at least one surviving Borrower, and no payment has been made sufficient to restore to the loan to currency; and

WHEREAS, the entire amount delinquent as of July 8, 2026 is \$337,030.26; and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable;

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary’s designation of me as Foreclosure Commissioner, notice is hereby given that on September 15, 2026 at 11:30 am local time, all real and personal property at or used in connection with the following described premises (“Property”) will be sold at public auction to the highest bidder:

See attached Exhibit A

Commonly known as: 1527 Ruston Avenue, Capitol Heights, MD 20743

Tax ID: 06-0481176

The sale will be held at the courthouse entrance for the Circuit Court for Prince George’s County, Maryland.

The Secretary of Housing and Urban Development will bid \$342,030.26.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling \$34,500.00 in the form of a certified check or cashier’s check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$34,500.00 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier’s check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier’s check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier’s check payable to the Secretary of HUD, before public auction of the property is completed.

The amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is N/A (Full Balance Due), plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner’s attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

Tender of payment by certified or cashier’s check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

Date: August 12, 2026

Cohn, Goldberg & Deutsch, LLC
Foreclosure Commissioner

BY: Richard E. Solomon
Richard E. Solomon AIS#9112190178
Cohn, Goldberg & Deutsch, LLC
1099 Winterson Road, Suite 301
Linthicum Heights, MD 21090
(410) 296-2550
ForeclosureAttorney@cgd-law.com

IF YOU ARE A DEBTOR, OR AN ATTORNEY REPRESENTING A DEBTOR, THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED HEREBY WILL BE USED FOR THAT PURPOSE. However, if you are either a debtor in a pending bankruptcy case, or have obtained an order of discharge from a United States Bankruptcy Court, which discharge includes this debt, or an attorney representing such a debtor, and you (or your client), has not reaffirmed liability for this debt, this office is not attempting to obtain a judgment against you (or your client) nor are we alleging that you (or your client) have any personal liability for this debt. We may, however, take action against any property which may have been pledged as collateral for the debt, which action may include repossession and /or foreclosure of the property, if otherwise permitted by law and /or order of court.

EXHIBIT “A”
LEGAL DESCRIPTION

THE LAND DESCRIBED HEREIN IS SITUATED IIN PRINCE GEORGE’S COUNTY, STATE OF MARYLAND, AND IS DESCRIBED AS FOLLOWS:

LOTS NUMBER ED THIRTY-FOUR (34), THIRTY-FIVE (35) AND THIRTY-SIX (36) IN BLOCK NUMBERED THREE (3) IN THE SUBDIVISION KNOWN AS “SPAULDING HEIGHTS”, AS PER PLAT THEREOF RECORDED IN PLAT BOOK JWB 5, PLAT NO 897 AND RERECORDED IN PLAT BOOK A, PLAT NO. 81, AMONG THE LAND RECORDS OF PRINCE GEORGE’S COUNTY, MARYLAND.

PARCEL NUMBER(S): 06-0481176

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153987 (8-27,9-3,9-10)

LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, SEPTEMBER 8, 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, September 8, 2026, the County Council of Prince George’s County, Maryland, will hold the following public hearings:

COUNCIL BILLS:

CB-070-2026 (DR-2) AN ORDINANCE CONCERNING USE REGULATIONS AND DIMENSIONAL STANDARDS - PLACES OF WORSHIP for the purpose of providing for the approval of a detailed site plan for the development of property for certain places of worship, cultural facilities, monasteries, and convents under certain circumstances and amending use regulations to allow for modified design standards and intensity and dimensional standards for such uses on assemblages of twenty-five acres or more.

CB-073-2026 (DR-2) AN ORDINANCE CONCERNING STANDARDS FOR SPECIFIC SIGN TYPES for the purpose of amending the Height (maximum) of Sign (from base to top) for certain signs within the Industrial, Employment and Industrial/ Employment Planned Development (IE-PD) Zones of Prince George’s County.

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

153894 (8-27,9-3)

LEGALS

Notice of Public Comment
Housing and Community Development
Draft Consolidated Annual Performance
and Evaluation Report – FY 2026

Under the guidelines established by the U.S. Department of Housing and Urban Development (HUD), notice is hereby given that the Prince George’s County Department of Housing and Community Development (DHCD) has opened a 15-day public comment period and is making the Draft FY 2026 Consolidated Annual Performance and Evaluation Report (CAPER) available to the public for review and comment. The CAPER is used as an important tool that documents the County’s achievements toward providing decent housing, suitable living environments, and expanding economic opportunities principally for low and moderate-income persons.

The purpose of the notice of public comment is to gain public input and comment on the County’s effort in meeting its goals and objectives described in the 2026-2030 Consolidated Plan for Housing and Community Development and the following Federal Programs’ performance in addressing the goals and objectives of the FY 2026 Annual Action Plan, Community Development Block Grant (CDBG), Emergency Solutions Grants (ESG), and HOME Investment Partnerships (HOME) programs.

A copy of the draft CAPER will be available on September 3, 2026 through September 21, 2026 on the County’s website at www.princegeorgescountymd.gov/sites/dhcd/resources/plansandreports/. Copies are also available by mail upon request.

Written comments may be sent to the Prince George’s County Department of Housing and Community Development at 9200 Basil Court, Suite 306, Largo, Maryland, 20774 or via email to Ms. Shirley E. Grant, Chief Community Planning and Development Manager, segrant@co.pg.md.us.

For more information, please contact DHCD at 301-883-6511.

Prince Georges County agrees that its compliance in all respects with all applicable Federal anti-discrimination laws is material to the U.S. Governments payment decisions for purposes of Section 3729(b)(4) of Title 31, United States Code. In addition, Prince Georges County will not operate any programs that violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964.

By Authority of:
Jonathan Butler, Director
Prince George’s County
Department of Housing and Community Development
9200 Basil Court, Suite 306
Largo, Maryland 20774
Date: June 11, 2026

153896 (9-3)

LEGALS

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

In The Estate Of:
WILBERT BRADLEY
Estate No.: 139449

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Patricia Robinson for judicial probate of the will dated February 9, 2017, and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **October 28, 2026 at 10:30 A.M.**

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

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

153863 (8-27,9-3)

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

In The Estate Of:
WILBERT BRADLEY
Estate No.: 139449

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Abigale Bruce-Watson for judicial probate of the will dated February 9, 2017, and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **October 28, 2026 at 10:30 A.M.**

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

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

153864 (8-27,9-3)

LEGALS

LEGAL NOTICE

CITY OF BOWIE, MD

PUBLIC HEARING

Ordinance O-11-26 of the Council (The “Council”) of the City of Bowie, Maryland To Authorize And Empower The City Of Bowie (The “City”) To Sell And Issue From Time To Time, Upon Its Full Faith And Credit, One Or More Series Of (1)(A) General Obligation Bonds And (B) General Obligation Bond Anticipation Notes, Each In An Original Aggregate Principal Amount Not To Exceed Sixteen Million Dollars (\$16,000,000), And (2) General Obligation Refunding Bonds, Subject To The Limitations Provided For Herein, The Proceeds Of The Sale Thereof To Be Used And Applied For The Public Purpose Of Financing, Reimbursing Or Refinancing Costs Of A Project Generally Described As Streetlight Repair And Maintenance, Streetlight Cable Replacements, And Led Streetlight Upgrades, Including Costs Of Issuance; Providing For Reallocation Of Proceeds Of The Authorized Bonds Or Bond Anticipation Notes To Other Projects; Providing That The Council By Resolution Shall Determine, Approve Or Provide For Various Matters Relating To The Authorization, Sale, Security, Issuance, Delivery, Payment And Prepayment Or Redemption Of And For Each Series Of The Bonds, The Bond Anticipation Notes And The Refunding Bonds (Each A “Series Of The Obligations” Or The “Obligations”); Providing For The Imposition Of Ad Valorem Taxes Sufficient For, And Pledging The Full Faith And Credit And Unlimited Taxing Power Of The City To, The Payment Of Debt Service On Each Issued Series Of The Obligations; Providing That Debt Service On Each Issued Series Of The Obligations Also May Be Paid From Any Other Sources Of Revenue Lawfully Available To The City For Such Purpose; Providing That Certain Actions May Be Taken Or Provided For By Resolution In Connection With The Reissuance Or Modification Of Any Of The Obligations; Providing That Any Of The Obligations May Be Consolidated With Other Obligations Of The City And Issued As A Single Series Of Bonds, Bond Anticipation Notes and/ or Refunding Bonds; Authorizing, Directing And Empowering Officials And Employees Of The City To Take Certain Actions In Connection With The Obligations; Authorizing Modifications Of The Obligations To Be Made By Resolution Unless Another Action Is Required; Providing That This Title Shall Be Deemed A Fair Summary Of This Ordinance For All Purposes And Allowing Fair Summaries To Be In Another Format As Provided Herein; Providing That The Provisions Of This Ordinance Shall Be Liberally Construed; And Otherwise Generally Relating To The Sale, Issuance And Delivery And Payment Of And For The Obligations.

INTRODUCED by the Council of the City of Bowie, Maryland at a Regular Meeting on August 3, 2026.

A Public Hearing is scheduled to be held at 7:00 p.m., Tuesday, September 8, 2026. Those wishing to provide testimony/ comments for the public hearing can sign up to speak prior to the beginning of the meeting or email written testimony/ comments to cityclerk@cityofbowie.org. Deadline for submitting written testimony/ comments is 5:00 p.m., Tuesday, September 8, 2026. Residents may attend the meeting in person in Council Chambers at Bowie City Hall, 15901 Fred Robinson Way, Bowie, MD 20716, or may view meetings online at www.cityofbowie.org/viewmeetings or on Verizon channel 10 or Comcast channel 71 and 996. For more information, contact the City Clerk at 301-809-3029 or ahernandez@cityofbowie.org.

Angel L. Jones
City Manager

153755 (9-3)

Aviso de comentarios públicos
Vividena y Desarrollo Comunitario
Borrador del informe consolidado anual de desempeño
y evaluación – Año Fiscal 2026

Según las pautas establecidas por el Departament de Vivienda y Desarrollo Urbano de EE. UU. (HUD, en inglés), por la presente se notifica que el Departamento de Vivienda y Desarrollo Comunitario (DHCD, en inglés) del Condado de Prince George ha abierto un período de 15 días para comentarios públicos y pone a disposición del público el borrador del informe consolidado anual de desempeño y evaluación (CAPER, en inglés) del Año Fiscal 2025 para su revisión y comentarios. El CAPER constituye una herramienta fundamental para documentar los logros del Condado en ofrecer viviendas dignas, entornos habitables adecuados y mayores oportunidades económicas, principalmente para personas de ingresos bajos y moderados.

El propósito del aviso de comentarios públicos es obtener la opinión y los comentarios de la comunidad sobre los esfuerzos del Condado para cumplir con sus metas y objetivos que se describen en el Plan Consolidado de Vivienda y Desarrollo Comunitario 2026-2030, así como sobre el desempeño de los siguientes programas federales en relación con los objetivos del Plan de Acción Anual del Año Fiscal 2026: el Programa de Subvenciones para el Desarrollo Comunitario (CDBG, en inglés), el Programa de Subvenciones para Soluciones de Emergencia (ESG, en inglés) y el Programa de Asociaciones de Inversión HOME (HOME).

Una copia del borrador del CAPER estará disponible del 3 de septiembre de 2026 al 21 de septiembre de 2026 en el sitio web del condado en www.prince-georgescountymd.gov/sites/dhcd/resources/plansandreports/. También se pueden solicitar copias por correo.

Los comentarios por escrito pueden enviarse al Departamento de Vivienda y Desarrollo Comunitario del Condado de Prince George, en 9200 Basil Court, Suite 306, Largo, Maryland, 20774, o por correo electrónico a la Sra. Shirley E. Grant, Directora de Planificación y Desarrollo Comunitario, segrant@co.pg.md.us.

Para obtener más información, comuníquese con DHCD al 301-883-6511.

El condado de Prince George reconoce que su cumplimiento, en todos los aspectos con todas las leyes federales antidiscriminatorias aplicables es fundamental para las decisiones de pago del Gobierno de EE. UU., de conformidad con la Sección 3729(b)(4) del Título 31 del Código de los Estados Unidos. Además, el Condado de Prince George no operará programas que violen ninguna ley federal antidiscriminatoria aplicable, incluido el Título VI de la Ley de Derechos Civiles de 1964.

Autorizado por:
Jonathan R. Butler, Director
Departamento de Vivienda y Desarrollo Comunitario
9200 Basil Court, Suite 306
Largo, Maryland 20774
Fecha: 3 de septiembre de 2026

153897 (9-3)

NOTICE OF INTENT TO DISPOSE OF
IMPOUNDED VEHICLES

The motor vehicle(s) below have been impounded by Fastlane Towing for violation of the County ordinance prohibiting unauthorized parking on private property and remains unclaimed as of the date of this notice.

The owner(s) / lien holder(s) are hereby informed of their right to reclaim vehicle(s) upon payment of all charges and costs resulting from towing, preservation and storage. Pursuant to Sec. 26.142.10, vehicle owner has the right to contest the validity of the tow within (21) days of the date of this notice by requesting a hearing with the Director.

Failure by owner(s) / lien holder(s) to reclaim vehicle(s) within 21 days of the date of this notice shall be deemed a waiver of all rights, title, and interest thereby consenting to the disposal of said vehicle.

To reclaim your vehicle, please call (202) 923-5576 or (301) 420-4012.

The following vehicles are located at 1309 Ritchie Road Capitol Heights, MD 20743 or 14610 B Old Gunpowder Road, Laurel, MD 20707

YEAR	MAKE	MODEL	VIN
2016	Dodge	Charger	2C3CDKXTXGH294020
2013	Nissan	Rogue	JN8AS5MV4DW106976
2010	BMW	X5	5UXFE8C50AL311864
2008	Toyota	Scion	JTKKU10498J032773
2004	Ford	F150	1FTPX1145X4NA65890
1995	Toyota	Avalon	4T1GB10EXSU018734
2017	Dodge	Journey	3CPDCAAB9HT673470
2013	Ford	Fusion	3FA6P0HR6DR268636
2018	Nissan	Rogue	5N1AT2MV0JC714462
2011	BMW	X3	5UXWX5C52BL709815
2009	Volkswagen	Passat	WVWUEU73C49E523756
2014	Chrysler	200	1C3CCBB6EN183336
2014	Dodge	Grand Carvan	2C4RDCBB6E1R283823
2000	Ford	Expedition	1FMRU1662YLB81735
2015	Nissan	Versa Note	3N1CE2CP9FL376455

153903 (9-3)

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

8700 RITCHBORO ROAD
DISTRICT HEIGHTS, MD 20747

By authority contained in a Deed of Trust dated September 28, 2006 and recorded in Liber 28317, Folio 423, and re-recorded at Liber 26748, Folio 662, modified by Loan Modification Agreement recorded on April 14, 2023, at Liber No. 48748, Folio 589, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$216,000.00, and an interest rate of 6.625%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

SEPTEMBER 8, 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 \$30,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

Richard E. Solomon, et al.,
Substitute Trustees

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

153835(8-20,8-27,9-3)

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

6125 84TH AVENUE
HYATTSVILLE, MD 20784

By authority contained in a Deed of Trust dated July 2, 2025 and recorded in Liber 51075, Folio 254, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$444,795.00, and an interest rate of 7.250%, 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

SEPTEMBER 8, 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 \$44,000.00 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

153837(8-20,8-27,9-3)

LEGALS

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED
REAL PROPERTY

10801 WINSTON CHURCHILL COURT
UPPER MARLBORO, MD 20772

By authority contained in a Deed of Trust dated October 17, 2022 and recorded in Liber 48278, Folio 214, modified by Loan Modification Agreement recorded on January 22, 2025, at Liber No. 50530, Folio 370, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$500,000.00, and an interest rate of 6.625%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

SEPTEMBER 8, 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 \$57,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

153839(8-20,8-27,9-3)

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

2107 JAMESON STREET
TEMPLE HILLS, MD 20748

By authority contained in a Deed of Trust dated June 13, 2002 and recorded in Liber 16286, Folio 455, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$120,200.00, and an interest rate of 6.250%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

SEPTEMBER 8, 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 \$7,000.00 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

153836(8-20,8-27,9-3)

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

SEPTEMBER 8, 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 \$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.

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.ServiceLink.com (Hudson Marshall)

153838(8-20,8-27,9-3)

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

9010 FAIRHAVEN AVENUE
UPPER MARLBORO, MD 20772

By authority contained in a Deed of Trust dated September 27, 2007 and recorded in Liber 28829, Folio 067, modified by Loan Modification Agreement recorded on November 10, 2015, at Liber No. 37570, Folio 582, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$294,000.00, and an interest rate of 3.375%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

SEPTEMBER 15, 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 \$27,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

153848(8-27,9-3,9-10)

The Prince George’s Post Newspaper
Call: (301) 627-0900
Email: bboice@pgpost.com

Serving Prince George’s County Since 1932

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SEAN C WILLIAMS

Notice is given that Doretha Seabrooks, whose address is 7007 Sand Cherry Way, Clinton, MD 20735, was on August 18, 2026 appointed Personal Representative of the estate of SEAN C WILLIAMS, who died on June 18, 2026 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 18th day of February, 2027.

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 February, 2027.

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.

DORETHA SEABROOKS
Personal Representative

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

Estate No. 142404

153875 (8-27,9-3,9-10)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
OMER E M SALEEM

Notice is given that Debra A McGee, whose address is 9204 Fort Foote Rd, Fort Washington, MD 20744-6833, was on August 12, 2026 appointed Personal Representative of the estate of OMER E M SALEEM, who died on February 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 12th day of February, 2027.

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 February, 2027.

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.

DEBRA A MCGEE
Personal Representative

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

Estate No. 142468

153880 (8-27,9-3,9-10)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

2620 KENNISON LANE
BOWIE, MD 20715

By authority contained in a Deed of Trust dated August 28, 2018 and recorded in Liber 41342, Folio 469, , among the Land Records of Prince George's County, Maryland, with an original principal balance of \$320,150.00, and an interest rate of 4.500%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

SEPTEMBER 22, 2026 AT 10:00 AM

ALL THAT FEE SIMPLE property more fully described in the aforementioned 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

153847 (9-3,9-10,9-17)

LEGALS



PUBLIC NOTICE

Hampshire Greens New Communication Tower

WSSC Water is constructing a new communication tower at its water tank located at 15916 New Hampshire Avenue, Colesville, MD 20905. To support required maintenance and painting of the water tanks, it became necessary to temporarily relocate WSSC Water's communication equipment, including Montgomery County Public Safety Radio services and the Montgomery County Public School radio system. Given the significant costs associated with temporary tower solutions, the new communications tower was built to prevent service disruptions and ensure the reliability of critical infrastructure previously housed on the water tank. These efforts do not impact drinking water.

For additional information or if you have questions: communications@wsscwater.com.

153902 (9-3)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOHN ONLEY

Notice is given that Yvette Spears, whose address is 6904 Robinia Rd, Temple Hills, MD 20748-2733, was on August 12, 2026 appointed Personal Representative of the estate of JOHN ONLEY, who died on August 1, 2026 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 12th day of February, 2027.

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 February, 2027.

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.

YVETTE SPEARS
Personal Representative

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

Estate No. 142382

153881 (8-27,9-3,9-10)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DORA TELLESANDRADE
AKA: DORA TELLES

Notice is given that Edwin Telles, whose address is 5614 29th Ave, Hyattsville, MD 20782-3727, was on August 18, 2026 appointed personal representative of the small estate of Dora Tellesandrade, who died on June 4, 2019 without a will.

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

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

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

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

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

EDWIN TELLES
Personal Representative

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

Estate No. 137407

154004 (9-3)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
KENROY OLIVER THOMPSON JR

Notice is given that Cristine Salo Thompson, whose address is 11808 Hickory Dr, Fort Washington, MD 20744, was on July 16, 2026 appointed Personal Representative of the estate of KENROY OLIVER THOMPSON JR, who died on March 4, 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 February, 2027.

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 February, 2027.

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.

CRISTINE SALO THOMPSON
Personal Representative

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

Estate No. 141571

153882 (8-27,9-3,9-10)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DORIS PRICE

Notice is given that Barbara Bryant, whose address is 4115 Mossy Bank Ln, Fredericksburg, VA 22408-9240, was on August 20, 2026 appointed personal representative of the small estate of Doris Price, who died on February 20, 2026 without a will.

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

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

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

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

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

BARBARA BRYANT
Personal Representative

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

Estate No. 141877

154005 (9-3)

LEGALS

DEPARTMENT OF HOMELAND SECURITY
FEDERAL EMERGENCY MANAGEMENT AGENCY

Proposed Flood Hazard Determinations for the City of Laurel, Prince George's County, Maryland, Case No. 25-03-0862P. The Department of Homeland Security's Federal Emergency Management Agency (FEMA) solicits technical information or comments on proposed flood hazard determinations for the Flood Insurance Rate Map (FIRM), and where applicable, the Flood Insurance Study (FIS) report for your community. These flood hazard determinations may include the addition or modification of Base Flood Elevations, base flood depths, Special Flood Hazard Area boundaries or zone designations, or the regulatory floodway. The FIRM and, if applicable, the FIS report have been revised to reflect these flood hazard determinations through issuance of a Letter of Map Revision (LOMR), in accordance with Title 44, Part 65 of the Code of Federal Regulations. These determinations are the basis for the floodplain management measures that your community is required to adopt or show evidence of having in effect to qualify or remain qualified for participation in the National Flood Insurance Program. For more information on the proposed flood hazard determinations and information on the statutory 90-day period provided for appeals, please visit FEMA's website at https://www.floodmaps.fema.gov/fhm/BFE_Status/bfe_main.asp, or call the FEMA Mapping and Insurance eXchange (FMIX) toll free at 1-877-FEMA MAP (1-877-336-2627).

153913 (9-3,9-10)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CAROLINE MUSIE ADKINS

Notice is given that Javida Nicole Woodson, whose address is 69 Westridge Cir, Odenton, MD 21113-3901, was on June 18, 2026 appointed Personal Representative of the estate of CAROLINE MUSIE ADKINS who died on April 10, 2026 with a will.

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

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

JAVIDA NICOLE WOODSON
Personal Representative

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

Estate No. 141653

153890 (8-27,9-3,9-10)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DOROTHY COOK

Notice is given that Reginald Gilliard, whose address is 705 Ila Street, Anderson, SC 29624, was on July 30, 2026 appointed Personal Representative of the estate of DOROTHY COOK, who died on September 27, 2025 without a will.

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

All 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 30th day of January, 2027.

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 30th day of January, 2027.

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.

REGINALD GILLIARD
Personal Representative

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

Estate No. 140779

154022 (9-3,9-10,9-17)

LEGALS

IN THE ORPHANS' COURT FOR
PRINCE GEORGE'S COUNTY,
MARYLAND
BEFORE THE REGISTER
OF WILLS
IN THE ESTATE OF:
STACY SHAWN MCDONALD
ESTATE NO: 135803

PUBLIC NOTICE
TO CAVEAT

To all persons interested in the above estate:

Notice is given that a petition to caveat has been filed by Johnny E. McDonald challenging the will dated May 20, 2019.

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

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

153829 (8-20,8-27)

LEGALS

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

NOTICE TO CREDITORS OF
APPOINTMENT OF
FOREIGN PERSONAL
REPRESENTATIVE

NOTICE IS GIVEN that The Circuit court of Manatee county, Florida appointed Virginia G Chaf-fee, whose address is 3 Mears Cir, Newport News, VA 23602-7523, as the Personal Representative of the Estate of Elizabeth A Cecchetti who died on May 7, 2026 domiciled in Florida, Manatee.

The Maryland resident agent for service of process is Karen M. Authement, whose address is 540 Ritchie Hwy, Ste 201, Severna Park, MD 21146-2927.

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.

VIRGINIA G CHAFFEE
Foreign Personal Representative

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

Estate No. 142570

154024 (9-3,9-10,9-17)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WILBERT SANDERS

Notice is given that Gloria Sanders, whose address is 6408 Foster St, District Heights, MD 20747, was on July 27, 2026 appointed Personal Representative of the estate of WILBERT SANDERS, who died on April 29, 2025 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 27th day of January, 2027.

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 SANDERS
Personal Representative

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

Estate No. 138100

154023 (9-3,9-10,9-17)

LEGALS

Gregory R. Singleton
5827 Allentown Road
Camp Springs, MD 20746
240-252-2072

Melody Miles Haynes
Haynes Group LLC
16701 Melford Blvd., #400
Bowie, MD 20715
240-303-2529

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **IRVING LARRY FOX**

Notice is given that Carolyn Holland, whose address is 6115 Rayburn Dr, Temple Hills, MD 20748, was on August 25, 2026 appointed Personal Representative of the estate of **IRVING LARRY FOX**, who died on June 14, 2026 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 25th day of February, 2027.

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 February, 2027.

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.

CAROLYN HOLLAND Personal Representative	
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	
Estate No. 142542	
154013	(9-3,9-10,9-17)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **MICHAEL RAYMOND BARRETT**

Notice is given that Nicole Irene Justice, whose address is 105 Laurel Rd, Millsboro, DE 19966-1731, was on August 24, 2026 appointed Personal Representative of the estate of **MICHAEL RAYMOND BARRETT** who died on August 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 24th day of February, 2027.

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 February, 2027.

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.

NICOLE IRENE JUSTICE Personal Representative	
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	
Estate No. 142578	
154010	(9-3,9-10,9-17)

LEGALS

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

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **DONZELL BROWN-WILLIAMS**

Notice is given that Joshua E Zukerberg, whose address is 1190 W Northern Pkwy Suite 124, Baltimore, MD 21210-1467, was on August 12, 2026 appointed Personal Representative of the estate of **DONZELL BROWN-WILLIAMS**, who died on August 24, 2019 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 February, 2027.

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 February, 2027.

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. 140341	
154015	(9-3,9-10,9-17)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **ROSA MARIA OWENS**

Notice is given that Ronald A Owens, whose address is 7101 Juliette Low Ln, Hughesville, MD 20637, was on August 25, 2026 appointed Personal Representative of the estate of **ROSA MARIA OWENS** who died on July 21, 2026 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 25th day of February, 2027.

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 February, 2027.

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

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

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

RONALD A OWENS Personal Representative	
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	
Estate No. 142561	
154012	(9-3,9-10,9-17)

LEGALS

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

James J McGuire
PO Box 57 140 Mayo Road
Edgewater, MD 21037
410-956-2602

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

AMENDED
NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **ANTONIA MARIE YVETTE DEVESIN**

Notice is given that Jane P. Sopher, whose address is 10421 Stevenson Road, #253, Stevenson, MD 21153, was on August 19, 2026 appointed Personal Representative of the estate of **ANTONIA MARIE YVETTE DEVESIN**, who died on September 20, 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 19th day of February, 2027.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 19th day of February, 2027.

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.

JANE P. SOPHER Personal Representative	
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	
Estate No. 126152	
154017	(9-3,9-10,9-17)

LEGALS

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

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **JAMES F TRACY**

Notice is given that Amanda E Tracy, whose address is 1131 12th St, Laurel, MD 20707-3612, was on July 29, 2026 appointed personal representative of the small estate of James F Tracy who died on May 31, 2026 with a will.

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

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

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

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

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

AMANDA E TRACY Personal Representative	
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	
Estate No. 142323	
153992	(9-3)

THOMAS LEE BROWN Personal Representative	
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	
Estate No. 110737	
153993	(9-3)

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LEGALS

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JAMES A FOX

Notice is given that Pauline D Fox, whose address is 12006 Kingfield Ct, Upper Marlboro, MD 20772-4905, was on August 13, 2026 appointed Personal Representative of the estate of JAMES A FOX, 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 13th day of February, 2027.

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 February, 2027.

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.

PAULINE D FOX
Personal Representative

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

Estate No. 138873

154018 (9-3,9-10,9-17)

Paulette Lundy Esq
8825 Stanford Blvd Ste 145
Columbia, MD 21045-4769
410-405-7996

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ELLIOTT JENKINS

Notice is given that Crystal B Johnson, whose address is 7201 Quantum Leap Ln, Bowie, MD 20720-4317, was on August 17, 2026 appointed Personal Representative of the estate of ELLIOTT JENKINS, who died on October 6, 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 February, 2027.

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 February, 2027.

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.

CRYSTAL B JOHNSON
Personal Representative

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

Estate No. 142123

154019 (9-3,9-10,9-17)

Robin Rucker Gaillard, Esq.
1401 Mercantile Lane, Suite 571
Largo, Maryland 20774
301-363-2933

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EDWARD LEE RIDLEY, SR.

Notice is given that Deborah R. Brome, whose address is 137 Pine Street, Stoughton, MA 02072, was on August 21, 2026 appointed Personal Representative of the estate of EDWARD LEE RIDLEY, SR., who died on April 21, 2022 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 21st day of February, 2027.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 21st day of February, 2027.

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

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

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

DEBORAH R. BROME
Personal Representative

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

Estate No. 142130

154021 (9-3,9-10,9-17)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RONALD JONES

Notice is given that Gloria Jones, whose address is 211 Pelican Garth, Fort Washington, MD 20744, was on August 25, 2026 appointed personal representative of the small estate of Ronald Jones, who died on December 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 shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

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

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

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

GLORIA 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. 142622

153998 (9-3)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOY BAKER PHOENIX

Notice is given that Jamika Ingram, whose address is 10908 Battersea Ct, Fort Washington, MD 20744, was on August 21, 2026 appointed personal representative of the small estate of Joy Baker Phoenix, who died on August 20, 2026 without a will.

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

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

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

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

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

JAMIKA INGRAM
Personal Representative

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

Estate No. 142593

153999 (9-3)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CYNTHIA HARPER HARRIS

Notice is given that Robin Wainwright, whose address is 15705 Alameda Dr, Bowie, MD 20716-1312, was on August 21, 2026 appointed personal representative of the small estate of Cynthia Harper Harris, who died on August 9, 2026 without a will.

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

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

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

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

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

ROBIN WAINWRIGHT
Personal Representative

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

Estate No. 142585

154000 (9-3)

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LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
KATHLEEN ESTELLE AYIKU

Notice is given that Tiffany Quiana Ayiku, whose address is 9908 Pitman Ave, Upper Marlboro, MD 20772-4868, was on August 21, 2026 appointed personal representative of the small estate of Kathleen Estelle Ayiku who died on March 14, 2026 with a will.

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

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

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

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

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

TIFFANY QUIANA AYIKU
Personal Representative

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

Estate No. 142565

153994 (9-3)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOYCE MARSHALL FISH

Notice is given that Cheryl Fish-Parcham, whose address is 1347 Newton St NE, Washington, DC 20017-2514, was on August 21, 2026 appointed personal representative of the small estate of Joyce Marshall Fish who died on April 19, 2026 with a will.

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

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

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

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

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

CHERYL FISH-PARCHAM
Personal Representative

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

Estate No. 142590

153995 (9-3)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
THOMAS KEITH MORAN

Notice is given that Mary Ellen Moran, whose address is 16148 Parklawn Pl, Bowie, MD 20716, was on December 8, 2025 appointed personal representative of the small estate of Thomas Keith Moran, who died on March 26, 2024 without a will.

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

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

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

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

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

MARY ELLEN MORAN
Personal Representative

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

Estate No. 133985

153997 (9-3)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WILLIAM THEODORE BRIGHT

Notice is given that Kimberly Marie Bright, whose address is 4238 34th St., Mt. Rainier, MD 20712, was on August 21, 2026 appointed personal representative of the small estate of William Theodore Bright, 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 shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

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

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

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

KIMBERLY MARIE BRIGHT
Personal Representative

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

Estate No. 141989

154001 (9-3)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
THOMAS ALFRED SEARCY

Notice is given that Tina Davis, whose address is 4800 Queensbury Rd, Riverdale, MD 20737-1923, was on August 21, 2026 appointed personal representative of the small estate of Thomas Alfred Searcy, who died on November 3, 2025 without a will.

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

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

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

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

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

TINA 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. 140925

154002 (9-3)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SIVAMETH SIRAVAJANAKUL

Notice is given that Sivanee Siravajanakul, whose address is 9214 Rhode Island Ave, College Park, MD 20740-1960, was on August 20, 2026 appointed personal representative of the small estate of Sivameth Siravajanakul, who died on July 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 shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

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

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

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

SIVANEE SIRAVAJANAKUL
Personal Representative

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

Estate No. 142571

154003 (9-3)

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LEGALSNOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PATRICIA COLEMAN

Notice is given that Tasha Coleman, whose address is 5702 Belridge Rd, Upper Marlboro, MD 20772, was on August 11, 2026, appointed Personal Representative of the estate of PATRICIA COLEMAN who died on April 25, 2026 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 11th day of February, 2027.

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 February, 2027.

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.

TASHA COLEMAN
Personal Representative

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

Estate No. 142297

153781 (8-20,8-27,9-3)

LEGALSNOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BEVERLY CAFFEE GLENN

Notice is given that Robert Glenn, whose address is 10616 Gloucester Ln, Cheltenham, MD 20623-1136, was on August 11, 2026, appointed Personal Representative of the estate of BEVERLY CAFFEE GLENN who died on December 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 11th day of February, 2027.

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 February, 2027.

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 GLENN
Personal Representative

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

Estate No. 141531

153782 (8-20,8-27,9-3)

LEGALSNOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GENE EDWARD KENNEDY

Notice is given that Brian E Kennedy, whose address is 204 Hampton Lake Dr, Rolesville, NC 27571-9315, was on August 7, 2026, appointed Personal Representative of the estate of GENE EDWARD KENNEDY who died on September 25, 2025 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 7th day of February, 2027.

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 7th day of February, 2027.

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

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

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

BRIAN E KENNEDY
Personal Representative

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

Estate No. 142313

153785 (8-20,8-27,9-3)

LEGALSNOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CAROLYN MITCHELL

Notice is given that Monica Mitchell, whose address is 5703 Gwynndale Pl, Clinton, MD 20735, was on August 6, 2026, appointed Personal Representative of the estate of CAROLYN MITCHELL who died on April 17, 2026 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 6th day of February, 2027.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 6th day of February, 2027.

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

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

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

MONICA MITCHELL
Personal Representative

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

Estate No. 142001

153786 (8-20,8-27,9-3)

LEGALSNOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on July 17, 2008, a certain Deed of Trust was executed by Rex V Orr as Grantor(s) in favor of Financial Freedom Senior Funding Corporation, A Subsidiary of Indymac Bank, F.S.B. as Beneficiary, and Worldwide Title Group, LLC as Trustee(s), and was recorded on October 28, 2008, in Book 30106, Page 54 in the Office of the Land Records for Prince George’s County, Maryland; and

WHEREAS, the Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and

WHEREAS, the Deed of Trust is now owned by the Secretary, pursuant to an assignment dated October 22, 2020, and recorded on November 4, 2020, in Book 44324, Page 573, in the Office of the Land Records for Prince George’s County, Maryland; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on July 18, 2024, was not made and remains wholly unpaid as of the date of this notice, and a Borrower has died and the Property is not the principal residence of at least one surviving Borrower, and no payment has been made sufficient to restore to the loan to currency; and

WHEREAS, the entire amount delinquent as of August 12, 2026 is \$534,914.59; and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable;

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary’s designation of me as Foreclosure Commissioner, notice is hereby given that on September 22, 2026 at 11:30 am local time, all real and personal property at or used in connection with the following described premises (“Property”) will be sold at public auction to the highest bidder:

See attached Exhibit A

Commonly known as: 15603 Powell Lane, Bowie, MD 20716

Tax ID: 07-0663674

The sale will be held at the courthouse entrance for the Circuit Court for Prince George’s County, Maryland.

The Secretary of Housing and Urban Development will bid \$539,914.59.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling \$54,000.00 in the form of a certified check or cashier’s check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$54,000.00 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier’s check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier’s check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier’s check payable to the Secretary of HUD, before public auction of the property is completed.

The amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is N/A (Full Balance Due), plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner’s attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

Tender of payment by certified or cashier’s check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

Date: August 18, 2026

Cohn, Goldberg & Deutsch, LLC
Foreclosure Commissioner

BY: Richard E. Solomon
Richard E. Solomon AIS#9112190178
Cohn, Goldberg & Deutsch, LLC
1099 Winterson Road, Suite 301
Linthicum Heights, MD 21090
(410) 296-2550
ForeclosureAttorney@cgd-law.com

IF YOU ARE A DEBTOR, OR AN ATTORNEY REPRESENTING A DEBTOR, THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED HEREBY WILL BE USED FOR THAT PURPOSE. However, if you are either a debtor in a pending bankruptcy case, or have obtained an order of discharge from a United States Bankruptcy Court, which discharge includes this debt, or an attorney representing such a debtor, and you (or your client), has not reaffirmed liability for this debt, this office is not attempting to obtain a judgment against you (or your client) nor are we alleging that you (or your client) have any personal liability for this debt. We may, however, take action against any property which may have been pledged as collateral for the debt, which action may include repossession and/or foreclosure of the property, if otherwise permitted by law and/or order of court.

Exhibit A

Being known and designated as Lot numbered Fourteen (14) in Block numbered Forty-Eight (48) in a subdivision known as “Section 27, Pointer Ridge at Belair Village”, as per plat thereof recorded in Plat Book WWW 75. Plat 28 among the Land Records of Prince George’s County, Maryland; being in the 7th Election District.

The improvements thereon being known as No. 15603 Powell Lane, Bowie, Maryland 20716

CGD File No. 462408

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

153912 (9-3,9-10,9-17)

LEGALSNOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MICHELLE PATRICIA MOSLEY

Notice is given that Steven K. Mosley, Jr., whose address is 15605 Chadsey Ln, Brandywine, MD 20613-6250, was on August 11, 2026, appointed Personal Representative of the estate of MICHELLE PATRICIA MOSLEY, who died on June 9, 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 11th day of February, 2027.

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 February, 2027.

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

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

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

STEVEN K. MOSLEY, JR.
Personal Representative

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

Estate No. 142400

153789 (8-20,8-27,9-3)

LEGALSNOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CHRISTINE LAVERNE HILL

Notice is given that Deborah Padgett, whose address is 13327 Burleigh St, Upper Marlboro, MD 20774, was on August 11, 2026, appointed Personal Representative of the estate of CHRISTINE LAVERNE HILL, who died on January 1, 2025 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 11th day of February, 2027.

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 February, 2027.

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

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

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

DEBORAH PADGETT
Personal Representative

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

Estate No. 142396

153790 (8-20,8-27,9-3)

LEGALSNOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LELIA SWANSON

Notice is given that Cheryl Tracy, whose address is 4920 Sargent Rd NE, Washington, DC 20017-2820, was on August 6, 2026, appointed Personal Representative of the estate of LELIA SWANSON, who died on October 2, 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 6th day of February, 2027.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 6th day of February, 2027.

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.

CHERYL TRACY
Personal Representative

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

Estate No. 139846

153797 (8-20,8-27,9-3)

LEGALSNOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ANNIE LOUISE BATES

Notice is given that Valerie Taylor, whose address is 7603 W Glenshire Ct, Severn, MD 21144-1099, was on July 10, 2026, appointed Personal Representative of the estate of ANNIE LOUISE BATES, 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 10th day of January, 2027.

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 January, 2027.

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.

VALERIE 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. 142114

153799 (8-20,8-27,9-3)

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153912 (9-3,9-10,9-17)

LEGALS

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on September 13, 2006, a certain Deed of Trust was executed by Mildred L. Hall, and Edward Hall as Grantor(s) in favor of Academy Mortgage, LLC as Beneficiary, and Mark C. McVearry as Trustee(s), and was recorded on November 29, 2006, in Book 26500, Page 30 in the Office of the Land Records for Prince George’s County, Maryland; and

WHEREAS, the Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and

WHEREAS, the Deed of Trust is now owned by the Secretary, pursuant to an assignment dated October 4, 2019, and recorded on January 30, 2020, in Book 43135, Page 503, in the Office of the Land Records for Prince George’s County, Maryland; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on May 13, 2026, was not made and remains wholly unpaid as of the date of this notice, and a Borrower has died and the Property is not the principal residence of at least one surviving Borrower, and no payment has been made sufficient to restore to the loan to currency; and

WHEREAS, the entire amount delinquent as of August 12, 2026 is \$507,001.21; and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable;

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary’s designation of me as Foreclosure Commissioner, notice is hereby given that on September 22, 2026 at 11:30 am local time, all real and personal property at or used in connection with the following described premises (“Property”) will be sold at public auction to the highest bidder:

See attached Exhibit A

Commonly known as: 6606 Evanston Street, Forestville, MD 20747

Tax ID: 06-0506089

The sale will be held at the courthouse entrance for the Circuit Court for Prince George’s County, Maryland.

The Secretary of Housing and Urban Development will bid \$512,001.21.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling \$51,500.00 in the form of a certified check or cashier’s check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$51,500.00 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier’s check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier’s check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier’s check payable to the Secretary of HUD, before public auction of the property is completed.

The amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is N/A (Full Balance Due), plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner’s attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

Tender of payment by certified or cashier’s check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

Date: August 12, 2026

Cohn, Goldberg & Deutsch, LLC
Foreclosure Commissioner

BY: Richard E. Solomon
Richard E. Solomon AIS#9112190178
Cohn, Goldberg & Deutsch, LLC
1099 Winterson Road, Suite 301
Linthicum Heights, MD 21090
(410) 296-2550
ForeclosureAttorney@cgd-law.com

IF YOU ARE A DEBTOR, OR AN ATTORNEY REPRESENTING A DEBTOR, THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED HEREBY WILL BE USED FOR THAT PURPOSE. However, if you are either a debtor in a pending bankruptcy case, or have obtained an order of discharge from a United States Bankruptcy Court, which discharge includes this debt, or an attorney representing such a debtor, and you (or your client), has not reaffirmed liability for this debt, this office is not attempting to obtain a judgment against you (or your client) nor are we alleging that you (or your client) have any personal liability for this debt. We may, however, take action against any property which may have been pledged as collateral for the debt, which action may include repossession and/or foreclosure of the property, if otherwise permitted by law and/or order of court.

EXHIBIT A

Lot numbered One (1) in the subdivision known as “EVAN’S ACRES” as per plat recorded in Plat Book WWW #49, Plat #50 among the Land Records of Prince George’s County, Maryland.

The improvements thereon being known as 6606 Evanston Street.
Tax ID# 06-0506089

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

153901

(9-3,9-10,9-17)

LEGALS

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on December 28, 2009, a certain Deed of Trust was executed by Herbert T. Nelson as Grantor(s) in favor of Finacial Freedom Acquisition LLC as Beneficiary, and Sandler Title & Escrow, LLC as Trustee(s), and was recorded on January 4, 2010, in Book 31299, Page 581 in the Office of the Land Records for Prince George’s County, Maryland; and

WHEREAS, the Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and

WHEREAS, the Deed of Trust is now owned by the Secretary, pursuant to an assignment dated July 15, 2016, and recorded on August 16, 2016, in Book 38459, Page 215, in the Office of the Land Records for Prince George’s County, Maryland; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on February 12, 2016, was not made and remains wholly unpaid as of the date of this notice, and a Borrower has died and the Property is not the principal residence of at least one surviving Borrower, and no payment has been made sufficient to restore to the loan to currency; and

WHEREAS, the entire amount delinquent as of August 13, 2026 is \$568,612.26; and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable;

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary’s designation of me as Foreclosure Commissioner, notice is hereby given that on September 22, 2026 at 11:30 am local time, all real and personal property at or used in connection with the following described premises (“Property”) will be sold at public auction to the highest bidder:

See attached Exhibit A

Commonly known as: 3112 Tinder Place, Bowie, MD 20715

Tax ID: 07-0667154

The sale will be held at the courthouse entrance for the Circuit Court for Prince George’s County, Maryland.

The Secretary of Housing and Urban Development will bid \$573,612.26.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling \$57,500.00 in the form of a certified check or cashier’s check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$57,500.00 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier’s check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier’s check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier’s check payable to the Secretary of HUD, before public auction of the property is completed.

The amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is N/A (Full Balance Due), plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner’s attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

Tender of payment by certified or cashier’s check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

Date: August 14, 2026

Cohn, Goldberg & Deutsch, LLC
Foreclosure Commissioner

BY: Richard E. Solomon
Richard E. Solomon AIS#9112190178
Cohn, Goldberg & Deutsch, LLC
1099 Winterson Road, Suite 301
Linthicum Heights, MD 21090
(410) 296-2550
ForeclosureAttorney@cgd-law.com

IF YOU ARE A DEBTOR, OR AN ATTORNEY REPRESENTING A DEBTOR, THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED HEREBY WILL BE USED FOR THAT PURPOSE. However, if you are either a debtor in a pending bankruptcy case, or have obtained an order of discharge from a United States Bankruptcy Court, which discharge includes this debt, or an attorney representing such a debtor, and you (or your client), has not reaffirmed liability for this debt, this office is not attempting to obtain a judgment against you (or your client) nor are we alleging that you (or your client) have any personal liability for this debt. We may, however, take action against any property which may have been pledged as collateral for the debt, which action may include repossession and/or foreclosure of the property, if otherwise permitted by law and/or order of court.

LEGAL DESCRIPTION

BEING KNOWN AND DESIGNATED AS LOT NUMBERED TWENTY-ONE (21) IN BLOCK NUMBERED ONE HUNDRED THIRTY-ONE (131), ON A CERTAIN PLAT ENTITLED SUBDIVISION PLAT, “TULIP GROVE AT BELAIR, SECTION 39, SAID PLAT DULY RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE’S COUNTY, MARYLAND ON July 8, 1962 AS SHOWN ON PLAT BOOK W.W.W. NO. 44, AT FOLIO 50.

BEING THE SAME LOT OF GROUND CONVEYED BY DEED DATED AUGUST 31, 1995 FROM BARBARA ANN MCNAMARA UNTO BARBARA ANN MCNAMARA AND KIM M. KAHL RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE’S COUNTY, MARYLAND IN LIBER 10345 AT FOLIO 646 ON September 14, 1995.

For Informational Purposes Only,
Property Known as:

LEGALS

3112 TINDER PLACE
BOWIE, MD 20715
Tax #: 07-0667154
CGD File No. 465351

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

153911

(9-3,9-10,9-17)

LEGALS

MECHANIC'S LIEN SALE

Freestate Lien & Recovery, inc. will sell at public auction the following vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George’s Courthouse, 14735 Main Street, and specifically at the entrance to the Duvall Wing, Upper Marlboro, MD 20772, at 4:00 P.M. on 09/18/2026. 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#10849
2004 MAZDA
VIN# JM1NB353640401921

LOT# 10900
2014 MAZDA
VIN# JM1BM1L76E1171686

LOT# 10901
2023 FORD
VIN# 3FTTW8E30PRA17176

LOT# 10923
2017 INFINITI
VIN# JN1CV7EL7HM321051

LOT# 10924
2020 TOYOTA
VIN# 4T1K61AK7LU955481

LOT# 10931
2018 HYUNDAI
VIN# KM8K53A52JU068831

LOT# 10932
2025 SUBARU
VIN# JF2GUHDC6S8302033

LOT# 10933
2025 VOLKSWAGON
VIN# 3VW7X7BU8SM100069

LOT# 10936
2021 FORD
VIN# 3FMCR9B60MRA14457

LOT# 10938
2023 DODGE
VIN# 1C4RDHAGXPC634995

LOT# 10939
2019 NISSAN
VIN# 3N1AB7AP6KY429688

LOT# 10940
2018 TESLA
VIN# 5YJ3E1EBXJF094227

LOT# 10941
1999 INTERNATIONAL
VIN# 1HTSLABM2XH697465

LOT# 10942
2006 FREIGHTLINER
VIN# 1FVACWDC46HW66327

LOT# 10943
2014 FREIGHTLINER
VIN# 1FVHCYCY6EHFM3105

LOT# 10944
2004 HONDA
VIN# 1HGCM66544A009728

LOT# 10945
2003 STERLING
VIN# 2F2HAZAN63AL06842

LOT# 10946
2005 MERCEDES
VIN# WDBUF82J05X172353

LOT# 10948
2012 DODGE
VIN# 3C7WDNALOCG260244

LOT# 10954
2018 CHEVROLET
VIN# KL7CJFSB4JB550645

LOT# 10955
2013 NISSAN
VIN# JN8AS5MV1DW607646

LOT# 10956
2020 JEEP
VIN# 1C4PJLCB1LD536298

LOT# 10988
1973 CHAPARRAL 24’4” BOAT
MD# 3935 AB
HIN# FGBA02200473
KF MARYLAND SEASHORE LLC
DBA:

MARYLAND MARINA
3501 RED ROSE FARM RD
MIDDLE RIVER
\$2570

LOT# 10994
2021 FORD
VIN# NM0LS7E26M1493061

LOT# 11011
2012 DODGE
VIN# 2C3CDXHG0CH164929

LOT# 11005
2014 GMC
VIN# 1GTW7FCAXC1175349

LOT# 11006
2015 PETERBUILT
VIN# 1XPXD9XXFD281039

LOT#11008
2016 FREIGHTLINER
VIN# 1FUJGEBG4GLHJ1485

LOT# 11009
2019 KENWORTH
VIN# 1KXDY49X8KJ257410

LOT# 11043
2019 KIA
VIN# KNDMB5C14K6508260

LOT# 11040
2016 KIA
VIN# 5XXGT4L38GG107244

LOT# 11042
2017 KIA
VIN# KNDCB3LC8H5067698

LOT# 11097
1972 TROJAN 31’ BOAT
MD# 89228L
TIDEWATER MARINA
100 BOURBON ST
HAVRE DE GRACE
\$6247.89

LOT# 11098
1988 SILVERTON 34’ BOAT
DL# 4479T
USCG# 1074405
HIN# STN35188A888
TIDEWATER MARINA
100 BOURBON ST
HAVRE DE GRACE
\$13,126

LOT# 11101
1983 MORGAN 31’8” BOAT
MD# 5041BW
BOWLEY’S MARINA INC
1700 BOWLEYS QUARTERS RD
BALTIMORE
\$2500

LOT# 11102
1978 TARTAN 30’ BOAT
MD# 6895CB
HERRINGTON HARBOUR
NORTH
389 DEALE RD
TRACEY’S LANDING
\$1060

LOT# 11103
2005 MAXUM 37’2” BOAT
MD# 4287BX
HERRINGTON HARBOUR
NORTH
389 DEALE RD
TRACEY’S LANDING
\$3045

LOT# 11104
1984 CHRIS CRAFT 41’ BOAT
MD# 646 BG
USCG# 669255
HERRINGTON HARBOUR
NORTH
389 DEALE RD
TRACEY’S LANDING
\$2295

LOT# 11105
1978 PEARSON 26’ BOAT
MD# 9280BF
HERRINGTON HARBOUR
NORTH
389 DEALE RD
TRACEY’S LANDING
\$643

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Lothian MD 20711
410-867-9079

153914

(9-3,9-10)

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LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MUFUTAU O OLADEINDE

Notice is given that Cynthia Allen, whose address is 6403 Carrollton Court, New Carrollton, MD 20784, was on May 8, 2026 appointed Personal Representative of the estate of MUFUTAU O OLADEINDE, who died on January 2, 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 8th day of November, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 8th day of November, 2026.

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

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

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

CYNTHIA ALLEN
Personal Representative

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

Estate No. 139256

153822 (8-20,8-27-9-3)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GLADYS M EDWARDS

Notice is given that Sherri Edwards, whose address is 9406 Wellington St, Lanham, MD 20706, was on April 24, 2026 appointed Personal Representative of the estate of GLADYS M EDWARDS, who died on November 30, 2025 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 24th day of October, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 24th day of October, 2026.

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

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

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

SHERRI EDWARDS
Personal Representative

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

Estate No. 141091

153823 (8-20,8-27-9-3)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RICARDO A MASON SR
AKA: RICARDO ARNALDO MASON SR

Notice is given that Kayla Mason, whose address is 121 Grantham Pl, New Bern, NC 28560-6845, was on August 10, 2026 appointed Personal Representative of the estate of RICARDO A MASON SR, who died on June 25, 2026 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 10th day of February, 2027.

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 February, 2027.

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

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

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

KAYLA MASON
Personal Representative

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

Estate No. 142480

153824 (8-20,8-27-9-3)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WILHELMINA SACAJAWEA
BLAKE

Notice is given that Kelvin M. Blake, whose address is 12513 Kingstead Court, Bowie, MD 20721, and Donald W. Blake Jr, whose address is 610 64th Avenue, Seat Pleasant, MD 20743, were on August 11, 2026 appointed Co-Personal Representatives of the estate of WILHELMINA SACAJAWEA BLAKE 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 co-personal representatives or the attorney.

All interested persons or unpaid claimants having any objection to the appointment of the co-personal representatives shall file their objection with the Register of Wills on or before the 11th day of February, 2027.

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 February, 2027.

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

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

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

KELVIN M. BLAKE
DONALD W. BLAKE JR
Co-Personal Representatives

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

Estate No. 142199

153826 (8-20,8-27-9-3)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CHARLES E. O'DELL

Notice is given that Pamela O'Dell, whose address is 4511 Sheridan Street, Riverdale, Maryland 20737, was on August 10, 2026 appointed Personal Representative of the estate of CHARLES E. O'DELL, who died on August 1, 2025 without a will.

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

All 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 10th day of February, 2027.

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

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

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

PAMELA O'DELL
Personal Representative

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

Estate No. 142478

153791 (8-20,8-27-9-3)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
FITZROY ANTHONY MCKENZIE

Notice is given that Joyce McKenzie, whose address is 6113 Queens Chapel Rd, Hyattsville, MD 20782-3045, and Khrislyn McKenzie, whose address is 502 Cranston Ave, Upper Marlboro, MD 20774-8455, were on August 7, 2026 appointed Co-Personal Representatives of the estate of FITZROY ANTHONY MCKENZIE who died on June 25, 2026 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the co-personal representatives shall file their objection with the Register of Wills on or before the 7th day of February, 2027.

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 7th day of February, 2027.

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

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

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

JOYCE MCKENZIE
KHRISLYN MCKENZIE
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. 142409

153827 (8-20,8-27-9-3)



LEGALS

Linda M. Brown, Esquire
14405 Laurel Place Suite 316
Laurel, Maryland 20707
240-264-6087

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
AMY ELISABETH GRIFFIN

Notice is given that JoAnne Brown, whose address is 414 First Avenue, Halethorpe, MD 21227, was on August 6, 2026 appointed Personal Representative of the estate of AMY ELISABETH GRIFFIN, who died on June 27, 2026 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 6th day of February, 2027.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 6th day of February, 2027.

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.

JOANNE BROWN
Personal Representative

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

Estate No. 142251

153795 (8-20,8-27-9-3)

Benjamin Stevens Esq
210 Allegheny Ave Ste 500
Towson, MD 21204-4056
410-321-0402

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ROBERT J JONES

Notice is given that Barnaby P Jones, whose address is 4251 Buckskin Wood Dr, Ellicott City, MD 21042-1217, was on August 5, 2026 appointed Personal Representative of the estate of ROBERT J JONES, who died on December 2, 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 5th day of February, 2027.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 5th day of February, 2027.

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.

BARNABY P 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. 135907

153798 (8-20,8-27-9-3)

L. Paul Jackson, II, Esq.
Shipley & Home, P.A.
1101 Mercantile Lane, Suite 240
Largo, MD 20774
(301) 925-1800

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HATTIE RUTH BEASLEY

Notice is given that Benjamin B. Waddy, whose address is 9351 Hazy Morning Dr, Colorado Springs, CO 80925-1117, was on August 10, 2026 appointed Personal Representative of the estate of HATTIE RUTH BEASLEY, who died on April 7, 2025 without a will.

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

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 February, 2027.

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 February, 2027.

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.

BENJAMIN B. WADDY
Personal Representative

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

Estate No. 139083

153792 (8-20,8-27-9-3)

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LEGALS

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on January 18, 2007, a certain Deed of Trust was executed by Lucille D. Ealy, and Cecil D. Ealy as Grantor(s) in favor of Financial Freedom Senior Funding Corporation, a subsidiary of Indymac Bank, F.S.B. as Beneficiary, and NetCo as Trustee(s), and was recorded on January 25, 2007, in Book 26969, Page 245 in the Office of the Land Records for Prince George’s County, Maryland; and

WHEREAS, the Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and

WHEREAS, the Deed of Trust is now owned by the Secretary, pursuant to an assignment dated May 17, 2021, and recorded on June 7, 2021, in Book 45629, Page 43, in the Office of the Land Records for Prince George’s County, Maryland; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on June 1, 2024, was not made and remains wholly unpaid as of the date of this notice, and a Borrower has died and the Property is not the principal residence of at least one surviving Borrower, and no payment has been made sufficient to restore to the loan to currency; and

WHEREAS, the entire amount delinquent as of July 14, 2026 is \$488,025.78; and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable;

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary’s designation of me as Foreclosure Commissioner, notice is hereby given that on September 15, 2026 at 11:30 am local time, all real and personal property at or used in connection with the following described premises (“Property”) will be sold at public auction to the highest bidder:

See attached Exhibit A

Commonly known as: 402 Donovan Way, Upper Marlboro, MD 20774

Tax ID: 07-3364155

The sale will be held at the courthouse entrance for the Circuit Court for Prince George’s County, Maryland.

The Secretary of Housing and Urban Development will bid \$488,025.78.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling \$49,000.00 in the form of a certified check or cashier’s check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$49,000.00 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier’s check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier’s check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier’s check payable to the Secretary of HUD, before public auction of the property is completed.

The amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is N / A (Full Balance Due), plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner’s attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

Tender of payment by certified or cashier’s check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

Date: August 12, 2026

Cohn, Goldberg & Deutsch, LLC
Foreclosure Commissioner

BY: Richard E. Solomon
Richard E. Solomon AIS#9112190178
Cohn, Goldberg & Deutsch, LLC
1099 Winterson Road, Suite 301
Linthicum Heights, MD 21090
(410) 296-2550
ForeclosureAttorney@cgd-law.com

IF YOU ARE A DEBTOR, OR AN ATTORNEY REPRESENTING A DEBTOR, THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED HEREBY WILL BE USED FOR THAT PURPOSE. However, if you are either a debtor in a pending bankruptcy case, or have obtained an order of discharge from a United States Bankruptcy Court, which discharge includes this debt, or an attorney representing such a debtor, and you (or your client), has not reaffirmed liability for this debt, this office is not attempting to obtain a judgment against you (or your client) nor are we alleging that you (or your client) have any personal liability for this debt. We may, however, take action against any property which may have been pledged as collateral for the debt, which action may include repossession and /or foreclosure of the property, if otherwise permitted by law and / or order of court.

Exhibit A

LOT NUMBERED SEVENTY-THREE (73) IN BLOCK “A” IN THE SUBDIVISION KNOWN AS, “PLAT TWELVE, CAMERON GROVE”, PER PLAT BOOK VJ 191/42, AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE’S COUNTY, MARYLAND.

COMMONLY KNOWN AS: 402 DONOVAN WY, UPPER MARLBORO, MD 20774
PARCEL #: 3364155

LEGALS

BEING THE SAME PROPERTY CONVEYED TO LUCILLE D. EALY AND CECIL D. EALY, TENANTS BY THE ENTIRETY, BY DEED DATED OCTOBER 31, 2003, FROM CAMERON GROVE ASSOCIATES LIMITED PARTNERSHIP, OF RECORD IN BOOK 19320 PAGE 327, OFFICE OF THE PRINCE GEORGE’S COUNTY COURT CLERK.

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www.tidewaterauctions.com

153985

(8-27,9-3,9-10)

LEGALS

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on February 22, 2008, a certain Deed of Trust was executed by Sara Steward, a /k/ a Sara Ann Steward as Grantor(s) in favor of Financial Freedom Senior Funding Corporation, a Subsidiary of Indymac Bank, F.S.B as Beneficiary, and Premier Title, LLC as Trustee(s), and was recorded on June 4, 2008, in Book 29736, Page 179 in the Office of the Land Records for Prince George’s County, Maryland; and

WHEREAS, the Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and

WHEREAS, the Deed of Trust is now owned by the Secretary, pursuant to an assignment dated June 1, 2022, and recorded on June 15, 2022, in Book 47806, Page 95, in the office of the Land Records for Prince George’s County, Maryland; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on August 11, 2025, was not made and remains wholly unpaid as of the date of this notice, and a Borrower has died and the Property is not the principal residence of at least one surviving Borrower, and no payment has been made sufficient to restore to the loan to currency; and

WHEREAS, the entire amount delinquent as of July 13, 2026 is \$394,566.09; and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable;

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary’s designation of me as Foreclosure Commissioner, notice is hereby given that on September 15, 2026 at 11:30 am local time, all real and personal property at or used in connection with the following described premises (“Property”) will be sold at public auction to the highest bidder:

See attached Exhibit A

Commonly known as: 1006 Harrison Drive, Laurel, MD 20707

Tax ID: 10-1118926

The sale will be held at the courthouse entrance for the Circuit Court for Prince George’s County, Maryland.

The Secretary of Housing and Urban Development will bid \$399,566.09.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling \$40,000.00 in the form of a certified check or cashier’s check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$40,000.00 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier’s check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier’s check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier’s check payable to the Secretary of HUD, before public auction of the property is completed.

The amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is N / A (Full Balance Due), plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner’s attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

Tender of payment by certified or cashier’s check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

Date: August 12, 2026

Cohn, Goldberg & Deutsch, LLC
Foreclosure Commissioner

BY: Richard E. Solomon
Richard E. Solomon AIS#9112190178
Cohn, Goldberg & Deutsch, LLC
1099 Winterson Road, Suite 301
Linthicum Heights, MD 21090
(410) 296-2550
ForeclosureAttorney@cgd-law.com

IF YOU ARE A DEBTOR, OR AN ATTORNEY REPRESENTING A DEBTOR, THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED HEREBY WILL BE USED FOR THAT PURPOSE. However, if you are either a debtor in a pending bankruptcy case, or have obtained an order of discharge from a United States Bankruptcy Court, which discharge includes this debt, or an attorney representing such a debtor, and you (or your client), has not reaffirmed liability for this debt, this office is not attempting to obtain a judgment against you (or your client) nor are we alleging that you (or your client) have any personal liability for this debt. We may, however, take action against any property which may have been pledged as collateral for the debt, which action may include repossession and /or foreclosure of the property, if otherwise permitted by law and / or order of court.

Exhibit A

LEGALS

Lot Numbered Eleven (11) in Block Lettered “G” in the subdivision known as “FAIRLAWN”, as per Plat thereof recorded among the Land Records of Prince George’s County, Maryland in Plat Book W.W.W. 19 at Plat 70.

BEING the same property conveyed to Sara Ann Steward from Wilford M. Steward and Sara Ann Steward, by Deed dated April 18, 1985, and recorded on April 14, 1985, in Liber 6308, Folio 445.

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

153986

(8-27,9-3,9-10)

LEGALS

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

In The Estate Of:
MIA NATRINA DELOATCH
Estate No.: 141765

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **October 7, 2026 at 10:30 A.M.**

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

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

153861

(8-27,9-3)

LEGALS

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
EUGENE AGBEBAKU

Notice is given that Joshua E Zukerberg, whose address is 1190 W Northern Pkwy Apt 124, Baltimore, MD 21210-1467, was on August 12, 2026 appointed Personal Representative of the estate of EUGENE AGBEBAKU, who died on June 5, 2012 without a will.

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

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

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

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. 139502

153883

(8-27,9-3,9-10)

LEGALS

NOTICE

OLUWASEGUN OGEDENGBE
Plaintiff

v.

DAMILOLA OGEDENGBE
Defendant

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

CASE NO. C-16-FM-23-008177

NOTICE IS HEREBY given this 21st day of August, 2026 by the Circuit Court of Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings, specifically, 4302 Bridle Ridge Road, Upper Marlboro, Maryland 20772 made and reported by Lauren J. Mullins, Trustee, will be ratified and confirmed, unless cause to the contrary be shown on or before the 21st day of September, 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 21st day of September, 2026.

THE REPORT STATES the amount of the sale to be Five Hundred Seventy-three Thousand Dollars (\$ 573,000).

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

153991

(9-3,9-10,9-17)

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

In The Estate Of:
ELAINE MARIE KING
Estate No.: 141248

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **October 6, 2026 at 10:30 A.M.**

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

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

153862

(8-27,9-3)

Jessica L Walsh Esq
181 Harry S Truman Pkwy
Suite 200
Annapolis, MD 21401
410-266-9500

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
LARRY OSBORNE MOLTUMYR
AKA LARRY MOLTUMYR, LARRY OSBOURNE MOLTUMYR

Notice is given that Mary Ellen Moltumyr, whose address is 11852 Redwood Dr W, Brandywine, MD 20613-7663, was on August 11, 2026 appointed Personal Representative of the estate of LARRY OSBORNE MOLTUMYR, who died on February 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.

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

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

MARY ELLEN MOLTUMYR
Personal Representative

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

Estate No. 139087

153884

(8-27,9-3,9-10)

NOTICE

JEREMY K. FISHMAN, et al.

Substitute Trustees
vs.

ELVIS NGU BEJINGSI
ANTONIA A. CABINDA
2001 Waterleaf Way
Bowie, MD 20721-2274

Defendant(s)

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

Civil Action No.
C-16-CV-26-003587

Notice is hereby given this 27th day of August, 2026, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 2001 Waterleaf Way, Bowie, MD 20721-2274, 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 28th day of September, 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 28th day of September, 2026, next.

The Report of Sale states the amount of the sale to be Four Hundred Fifty One Thousand Five Hundred Dollars (\$451,500.00).

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

True Copy—Test:
Mahasin El Amin, Clerk

153898

(9-3,9-10,9-17)

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