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Legal Record

LEGALS

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,
Plaintiff
v.
Dale O. Thomas and
Betty J. Richardson
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-26-003639

NOTICE is hereby given this 16th day of October, 2026, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 16th day of November, 2026 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 16th day of November, 2026.

The Report of Sale states the amount of the foreclosure sale to be $ 70,868.54. The property sold herein is One 492,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:
Mahasin El Amin, Clerk
154405 (10-29,11-5,11-12)

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,
Plaintiff
v.
Robin T. Dorsey
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-26-003640

NOTICE is hereby given this 16th day of October, 2026, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 16th day of November, 2026 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 16th day of November, 2026.

The Report of Sale states the amount of the foreclosure sale to be $ 20,261.53. The property sold herein is One 105,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:
Mahasin El Amin, Clerk
154406 (10-29,11-5,11-12)

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,
Plaintiff
v.
Cannie V. Jones
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-26-003658

NOTICE is hereby given this 16th day of October, 2026, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 16th day of November, 2026 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 16th day of November, 2026.

The Report of Sale states the amount of the foreclosure sale to be $ 49,376.93. The property sold herein is One 490,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:
Mahasin El Amin, Clerk
154407 (10-29,11-5,11-12)

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,
Plaintiff
v.
Vicenta S. Bluitt and
Harvester Bluitt III
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-26-003659

NOTICE is hereby given this 16th day of October, 2026, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 16th day of November, 2026 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 16th day of November, 2026.

The Report of Sale states the amount of the foreclosure sale to be $ 64,547.81. The property sold herein is One 300,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:
Mahasin El Amin, Clerk
154408 (10-29,11-5,11-12)

LEGALS

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL HARBOR
PROPERTY OWNER'S ASSOCIATION, INC.
Plaintiff
v.
James Burke
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-26-000208

NOTICE is hereby given this 28th day of October, 2026, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 30th day of November, 2026 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 30th day of November, 2026.

The Report of Sale states the amount of the foreclosure sale to be $ 796.80. The property sold herein is One 192,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:
Mahasin El Amin, Clerk
154497 (11-5,11-12,11-19)

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL HARBOR
PROPERTY OWNER'S ASSOCIATION, INC.
Plaintiff
v.
LUCY S SWEENEY
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-26-000236

NOTICE is hereby given this 27th day of October, 2026, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 27th day of November, 2026 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 27th day of November, 2026.

The Report of Sale states the amount of the foreclosure sale to be $ 1,014.32. The property sold herein is One 154,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:
Mahasin El Amin, Clerk
154499 (11-5,11-12,11-19)

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LEGALS

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,
Plaintiff
v.
Deena R. Clark and
Henry L. Clark, Jr.
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-26-003660

NOTICE is hereby given this 16th day of October, 2026, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 16th day of November, 2026 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 16th day of November, 2026.

The Report of Sale states the amount of the foreclosure sale to be $ 70,741.64. The property sold herein is One 983,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:
Mahasin El Amin, Clerk
154409 (10-29,11-5,11-12)

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,
Plaintiff
v.
CAROL ELAYNE MCCREE-GREEN
and
MICHAEL ANTHONY GREEN
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-26-003661

NOTICE is hereby given this 19th day of October, 2026, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 19th day of November, 2026 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 19th day of November, 2026.

The Report of Sale states the amount of the foreclosure sale to be $ 60,748.55. The property sold herein is One 315,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:
Mahasin El Amin, Clerk
154414 (10-29,11-5,11-12)

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,
Plaintiff
v.
ZUNILDA E. CHARAUDEAU and
LUIS A. VELEZ II
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-26-003662

NOTICE is hereby given this 19th day of October, 2026, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 18th day of November, 2026 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 18th day of November, 2026.

The Report of Sale states the amount of the foreclosure sale to be $ 14,114.39. The property sold herein is One 64,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:
Mahasin El Amin, Clerk
154415 (10-29,11-5,11-12)

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,
Plaintiff
v.
CASSANDRA E. ELLIS and
JOSEPH E. ELLIS
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-26-003663

NOTICE is hereby given this 19th day of October, 2026, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 18th day of November, 2026 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 18th day of November, 2026.

The Report of Sale states the amount of the foreclosure sale to be $ 69,049.53. The property sold herein is One 400,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:
Mahasin El Amin, Clerk
154416 (10-29,11-5,11-12)

LEGALS

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL HARBOR
PROPERTY OWNER'S ASSOCIATION, INC.
Plaintiff
v.
Kevin Black and
Dorea Morrison Black
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-26-000217

NOTICE is hereby given this 27th day of October, 2026, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 27th day of November, 2026 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 27th day of November, 2026.

The Report of Sale states the amount of the foreclosure sale to be $ 767.68. The property sold herein is One 84,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:
Mahasin El Amin, Clerk
154498 (11-5,11-12,11-19)

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL HARBOR
PROPERTY OWNER'S ASSOCIATION, INC.
Plaintiff
v.
PATRICIA K BURBAGE
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-26-000237

NOTICE is hereby given this 27th day of October, 2026, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 27th day of November, 2026 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 27th day of November, 2026.

The Report of Sale states the amount of the foreclosure sale to be $ 792.82. The property sold herein is One 84,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:
Mahasin El Amin, Clerk
154500 (11-5,11-12,11-19)

LEGALS

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL HARBOR
PROPERTY OWNER'S ASSOCIATION, INC.
Plaintiff
v.

Karen G. Wilson and
Zaneta R. Hunter
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-26-000238

NOTICE is hereby given this 27th day of October, 2026, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 27th day of November, 2026 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 27th day of November, 2026.

The Report of Sale states the amount of the foreclosure sale to be $ 720.25. The property sold herein is One 192,500/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:
Mahasin El Amin, Clerk

154501 (11-5,11-12,11-19)

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL HARBOR
PROPERTY OWNER'S ASSOCIATION, INC.
Plaintiff
v.

MILDRED CHARLES
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-26-000209

NOTICE is hereby given this 27th day of October, 2026, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 27th day of November, 2026 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 27th day of November, 2026.

The Report of Sale states the amount of the foreclosure sale to be $ 2,289.80. The property sold herein is One 426,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:
Mahasin El Amin, Clerk

154502 (11-5,11-12,11-19)

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL HARBOR
PROPERTY OWNER'S ASSOCIATION, INC.
Plaintiff
v.

Ernest W. McCray and
Gereal D. McCray
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-26-000212

NOTICE is hereby given this 27th day of October, 2026, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 30th day of November, 2026 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 30th day of November, 2026.

The Report of Sale states the amount of the foreclosure sale to be $ 1,581.69. The property sold herein is One 347,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:
Mahasin El Amin, Clerk

154503 (11-5,11-12,11-19)

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL HARBOR
PROPERTY OWNER'S ASSOCIATION, INC.
Plaintiff
v.

GEORGE S PANCHYSHYN
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-26-000213

NOTICE is hereby given this 27th day of October, 2026, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 30th day of November, 2026 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 30th day of November, 2026.

The Report of Sale states the amount of the foreclosure sale to be $ 1,094.86. The property sold herein is One 154,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:
Mahasin El Amin, Clerk

154504 (11-5,11-12,11-19)

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL HARBOR
PROPERTY OWNER'S ASSOCIATION, INC.
Plaintiff
v.

Carl G. Barbee and
Arlene M. Barbee
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-26-000221

NOTICE is hereby given this 27th day of October, 2026, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 30th day of November, 2026 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 30th day of November, 2026.

The Report of Sale states the amount of the foreclosure sale to be $ 2,712.44. The property sold herein is One 469,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:
Mahasin El Amin, Clerk

154505 (11-5,11-12,11-19)

PRINCE GEORGE'S COUNTY GOVERNMENT

Board of License Commissioners

(Liquor Control Board)

REGULAR SESSION

NOVEMBER 17, 2026

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

TRANSFER

t/a Laurel Food Mart, Samson Gebrigzabiher, Member, Amanuel Bokretsion, Member, for a Class D, Beer and Wine for the use of EVESAM 9107, LLC, located at 9107 Marshall Avenue, Laurel, 20707. Transfer from Heeyong Kwan, President, Secretary, Treasurer, Hyung Chun Kim, Assistant Secretary, for the use of Jo Jo Food Inc., t/a Laurel Food Mart, located at 9107 Marshall Avenue, Laurel, 20707.

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

t/a House of Comedy and Jazz, Tamara O. Hawkins, Authorized Person, for a Class B(BLX), Beer, Wine and Liquor for the use of House of Comedy and Jazz, LLC., located at 9430 Annapolis Road, Lanham, 20706.

NEW – CLASS B, BEER AND WINE

t/a Hibachi Grill & Seafood Buffet, Xue Chang, Managing Member, Chen Rong Fang, Managing Member, Yao Zhi Gang, Managing Member, for a Class B, Beer and Wine for the use of Hibachi Grill Buffet Takoma Park LLC, located at 6867 New Hampshire Avenue, Takoma Park, 20912.

A virtual hearing will be held via Zoom at 10:00 a.m. on Tuesday, November 17, 2026. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at http://bolc.mypgc.us, or you may email BLC@co.pg.md.us to request the link. Letters of Support or Oppositions should be submitted to our office at least 5 days prior to the day of the hearing. Additional information may be obtained by contacting the Board's Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest:
Terence Sheppard
Director
October 30, 2026

154554 (11-5,11-12)

LEGALS

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL HARBOR
PROPERTY OWNER'S ASSOCIATION, INC.
Plaintiff
v.

MICHELLE D MARS
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-26-000240

NOTICE is hereby given this 28th day of October, 2026, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 30th day of November, 2026 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 30th day of November, 2026.

The Report of Sale states the amount of the foreclosure sale to be $ 1,101.63. The property sold herein is One 189,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:
Mahasin El Amin, Clerk

154507 (11-5,11-12,11-19)

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL HARBOR
PROPERTY OWNER'S ASSOCIATION, INC.
Plaintiff
v.

Shirley M. Samuel and
Danny L. Moses
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-26-000241

NOTICE is hereby given this 27th day of October, 2026, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 30th day of November, 2026 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 30th day of November, 2026.

The Report of Sale states the amount of the foreclosure sale to be $ 614.16. The property sold herein is One 49,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:
Mahasin El Amin, Clerk

154508 (11-5,11-12,11-19)

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL HARBOR
PROPERTY OWNER'S ASSOCIATION, INC.
Plaintiff
v.

Mary M. Wieser and
Arnold J. Wieser
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-26-000242

NOTICE is hereby given this 27th day of October, 2026, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 30th day of November, 2026 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 30th day of November, 2026.

The Report of Sale states the amount of the foreclosure sale to be $ 5,558.98. The property sold herein is One 1,000,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:
Mahasin El Amin, Clerk

154513 (11-5,11-12,11-19)

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL HARBOR
PROPERTY OWNER'S ASSOCIATION, INC.
Plaintiff
v.

Ronald Lattanzio and
Christine Lattanzio
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-26-000243

NOTICE is hereby given this 27th day of October, 2026, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 30th day of November, 2026 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 30th day of November, 2026.

The Report of Sale states the amount of the foreclosure sale to be $ 2,595.30. The property sold herein is One 710,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:
Mahasin El Amin, Clerk

154514 (11-5,11-12,11-19)

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL HARBOR
PROPERTY OWNER'S ASSOCIATION, INC.
Plaintiff
v.

MARGARET CASTIGLIA
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-26-000222

NOTICE is hereby given this 27th day of October, 2026, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 30th day of November, 2026 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 30th day of November, 2026.

The Report of Sale states the amount of the foreclosure sale to be $ 1,399.79. The property sold herein is One 308,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:
Mahasin El Amin, Clerk

154506 (11-5,11-12,11-19)

PRINCE GEORGE'S COUNTY GOVERNMENT

BOARD OF LICENSE COMMISSIONERS

NOTICE OF PUBLIC HEARING

Applications for the following alcoholic beverage licenses will be accepted by the Board of License Commissioners for Prince George's County on November 24, 2026, will be heard on January 26, 2027. Those licenses are:

Class B, Beer, Wine and Liquor – 17 BWL 216, 17 BWL 217, 17 BWL 218, 17 BWL 219

Class B, BH, BLX, CI, DD, BCE, AE, B(EC), B(SEC), Beer, Wine and Liquor License, Class B, ECF/DS, Beer, Wine and Liquor - On Sale; Class B, BW, (GC), (DH), Beer and Wine; Class B, RD, Liquor License, all Class C Licenses/On Sale, Class D(NH), Beer and Wine

A virtual hearing will be held via Zoom on Wednesday, December 2, 2026, at 7:00 PM. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at http://bolc.mypgc.us or you may email BLC@co.pg.md.us to request the link. The Board will consider the agenda as posted that day.

BOARD OF LICENSE COMMISSIONERS

Attest:
Terence Sheppard
Director
November 3, 2026

154553 (11-5,11-12)

NOTICE

JOYCE A. A. ATANGA

vs

MARIUS L. NSAMOU

Joyce A. A. Atanga, the Plaintiff has filed a Complaint for Absolute Divorce in which he/she is seeking Divorce in case number C-02-FM-25-004296.

Notice is hereby issued by the Circuit Court for Anne Arundel County, Maryland that the relief sought in the aforementioned Complaint may be granted unless cause can be shown to the contrary.

Marius L. Nsamou is to file a response to the Complaint on or before the 5th day of December, 2026.

Failure to file the response within the time allowed may result in a judgment by default or the granting of the relief sought.

154517 (11-5,11-12,11-19)

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

600 PISCATAWAY COURT
FORT WASHINGTON, MD 20744

By authority contained in a Deed of Trust dated June 22, 2022 and recorded in Liber 47868, Folio 599, among the Land Records of Prince George's County, Maryland, with an original principal balance of $525,000.00, and an interest rate of 4.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

NOVEMBER 10, 2026 AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of $59,000.00 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

154398 (10-22,10-29,11-5)

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

7314 LOIS LANE
LANHAM, MD 20706

By authority contained in a Deed of Trust dated August 17, 2020 and recorded in Liber 44023, Folio 9, among the Land Records of Prince George's County, Maryland, with an original principal balance of $324,291.00, 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

NOVEMBER 10, 2026 AT 11:30 AM

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

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

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

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

154399 (10-22,10-29,11-5)

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

7219 15TH AVENUE
TAKOMA PARK, MD 20912

By authority contained in a Deed of Trust dated August 27, 2013 and recorded in Liber 35239, Folio 246, among the Land Records of Prince George's County, Maryland, with an original principal balance of $138,750.00, and an interest rate of 5.250%, 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

NOVEMBER 10, 2026 AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of $11,000.00 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

154397 (10-22,10-29,11-5)

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

13050 SALFORD TERRACE
UPPER MARLBORO, MD 20772

By authority contained in a Deed of Trust dated April 30, 1996 and recorded in Liber 10781, Folio 426, modified by Loan Modification Agreement recorded on October 19, 2022, at Liber No. 48222, Folio 157, and further modified by Loan Modification Agreement recorded on May 6, 2025, at Liber No. 50886, Folio 226, among the Land Records of Prince George's County, Maryland, with an original principal balance of $127,800.00, 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

NOVEMBER 17, 2026 AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of $5,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

Richard E. Solomon, et al.,
Substitute Trustees

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

154417 (10-29,11-5,11-12)

The Prince George's Post

Call Today!
Call 301-627-0900
Email:
bboice@pgpost.com

LEGALS

ORDER OF PUBLICATION

COLUMBIA LIENS LLC
Plaintiff,
v.

HOMES BY TEAM LEE LLC
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 705 59TH PL, CAPITOL HEIGHTS, MD 20743, Parcel No. 18-2072403,

And

ANY UNKNOWN OWNER OF THE PROPERTY 705 59TH PL, CAPITOL HEIGHTS, MD 20743, Parcel No. 18-2072403, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.
Defendants.

In the Circuit Court for Prince George's County, Maryland
Case No. C-16-CV-26-006166

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-2072403 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

LTS 20 THRU 23 L 5134 F 278 10,500.0000 Sq Ft Farimont Heights Blk F

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

It is thereupon this 19th day of October, 2026, by the Circuit Court for Prince George's County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 22nd day of December, 2026, and redeem the property with Parcel Identification Number 18-2072403 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk

154433 (10-29,11-5,11-12)

LEGALS

ORDER OF PUBLICATION

COLUMBIA LIENS LLC
Plaintiff,
v.

PARADISE POINT LLC
Prince George's County, Maryland
Occupant
Unknown Owners
CHE ALPHONSIUS ATTANGEUR NDIPOWA
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 10629 GROSS LN, BELTSVILLE, MD 20705, Parcel No. 01-0015156,

And

ANY UNKNOWN OWNER OF THE PROPERTY 10629 GROSS LN, BELTSVILLE, MD 20705, Parcel No. 01-0015156, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.
Defendants.

In the Circuit Court for Prince George's County, Maryland
Case No. C-16-CV-26-006182

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 01-0015156 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

9.5100 Acres.

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

It is thereupon this 19th day of October, 2026, by the Circuit Court for Prince George's County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 22nd day of December, 2026, and redeem the property with Parcel Identification Number 01-0015156 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk

154435 (10-29,11-5,11-12)

LEGALS

ORDER OF PUBLICATION

COLUMBIA LIENS LLC
Plaintiff,
v.

RESIDENTIAL CREDIT OPPORTUNITIES TRUST V-D
Prince George's County, Maryland
Occupant
Unknown Owners
KEVIN DUFFY AND SANG HUI KIM
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 6702 LAKE PARK DR UNIT 6702 3B, GREENBELT, MD 20770, Parcel No. 21-3108297,

And

ANY UNKNOWN OWNER OF THE PROPERTY 6702 LAKE PARK DR UNIT 6702 3B, GREENBELT, MD 20770, Parcel No. 21-3108297, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.
Defendants.

In the Circuit Court for Prince George's County, Maryland
Case No. C-16-CV-26-006180

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 21-3108297 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

PHASE 2 BLDG 1 UNIT 3B 1,657.0000 Sq Ft & Imps Greenbelt Lake Vil

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

It is thereupon this 19th day of October, 2026, by the Circuit Court for Prince George's County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 22nd day of December, 2026, and redeem the property with Parcel Identification Number 21-3108297 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk

154434 (10-29,11-5,11-12)

LEGALS

Brian Gormley
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
MALCOLM RICHARD CHAIRES, JR.
AKA: MALCOLM CHAIRES

Notice is given that Brian Gormley, Esq., whose address is 7910 Woodmont Ave, Ste 600, Bethesda, MD 20814, was on October 20, 2026 appointed Personal Representative of the estate of MALCOLM RICHARD CHAIRES, JR. AKA: MALCOLM CHAIRES who died on August 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 of the personal representative shall file their objection with the Register of Wills on or before the 20th day of April, 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 20th day of April, 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 GORMLEY, ESQ.
Personal Representative

Cereta A. Lee
Register Of Wills For
Prince George's County
P.O. Box 1729
Upper Marlboro, MD 20773-1729

Estate No. 143159

154450 (10-29,11-5,11-12)

LEGALS

Paul D. Murphy, Jr., Esq
116 Whitmoor Terrace
Silver Spring, MD 20901
301-785-4803

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
ARNO L. ST. DENIS

Notice is given that Anthony K. St. Denis, whose address is 26 Betsy's Road, Bar Harbor, Maine 04609, was on October 7, 2026 appointed Personal Representative of the estate of ARNO L. ST. DENIS who died on August 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 7th day of April, 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 April, 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 K. ST. DENIS
Personal Representative

Cereta A. Lee
Register Of Wills For
Prince George's County
P.O. Box 1729
Upper Marlboro, MD 20773-1729

Estate No. 142990

154389 (10-22,10-29,11-5)

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
MARIE D. PRITCHETT

Notice is given that Virginia M. Goodman, whose address is 2808 Brite Court, Crofton, MD 21114, was on October 16, 2026 appointed Personal Representative of the estate of MARIE D. PRITCHETT who died on April 28, 2026 with a will.

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

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

VIRGINIA M. GOODMAN
Personal Representative

Cereta A. Lee
Register Of Wills For
Prince George's County
P.O. Box 1729
Upper Marlboro, MD 20773-1729

Estate No. 142983

154456 (10-29,11-5,11-12)

LEGALS

Carolyn W Nazelrod Esq
444 Bear Branch Road
Westminster, MD 21157
443-516-7449

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
MILDRED F BLUESTEIN
AKA: MILDRED FRANCES BLUESTEIN

Notice is given that Maureen Anne Williams, whose address is 14 Monterra Ct, Rockville, MD 20850-3471, was on October 15, 2026 appointed Personal Representative of the estate of MILDRED F BLUESTEIN who died on August 18, 2026 with a will.

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

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

MAUREEN ANNE WILLIAMS
Personal Representative

Cereta A. Lee
Register Of Wills For
Prince George's County
P.O. Box 1729
Upper Marlboro, MD 20773-1729

Estate No. 142974

154459 (10-29,11-5,11-12)

Cristol W Havard Esq
9861 Broken Land Pkwy Ste 100
Columbia, MD 21046-3031
410-995-8981

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
PEGGY ST MARIE
AKA: PEGGY ELOISE ST MARIE

Notice is given that Michele Ann Denny, whose address is 15612 Overchase Ln, Bowie, MD 20715-4617, was on October 20, 2026 appointed Personal Representative of the estate of PEGGY ST MARIE who died on September 1, 2026 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the 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 20th day of April, 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 20th day of April, 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.

MICHELE ANN DENNY
Personal Representative

Cereta A. Lee
Register Of Wills For
Prince George's County
P.O. Box 1729
Upper Marlboro, MD 20773-1729

Estate No. 142995

154464 (10-29,11-5,11-12)

LEGALS

Matthew P Condliffe Esq
120 W Church St
Frederick, MD 21701-7800
301-732-7320

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
GUELDA A. HENDRICKSON

Notice is given that Anthony Smithen, whose address is 8 Stevens Rd, Edison, NJ 08817-4520, was on October 20, 2026 appointed Personal Representative of the estate of GUELDA A. HENDRICKSON, who died on May 28, 2026 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 20th day of April, 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 20th day of April, 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 SMITHEN
Personal Representative

Cereta A. Lee
Register Of Wills For
Prince George's County
P.O. Box 1729
Upper Marlboro, MD 20773-1729

Estate No. 143040

154467 (10-29,11-5,11-12)

Brian Gormley
7910 Woodmont Ave, Suite 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
GENEVA MURRAY

Notice is given that Edward Williams Jones III, whose address is PO Box 226, Breezewood, PA 15533-0226, and Jennifer James Paul, whose address is 4405 Northside Pkwy NW Apt 2224, Atlanta, GA 30327-5205 were on October 20, 2026 appointed Co-Personal Representatives of the estate of GENEVA MURRAY who died on July 31, 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 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 20th of April, 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 20th of April, 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.

EDWARD WILLIAMS JONES III
JENNIFER JAMES PAUL
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. 137453

154469 (10-29,11-5,11-12)

LEGALS

Michael B Mathers
115 Broad Street PO Box 910
Salisbury, MD 21803
410-742-3176

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
NOREEN YOUNG

Notice is given that Jennifer D Meyer, whose address is 612 Tony Tank Ln, Salisbury, MD 21801-7029, was on October 19, 2026 appointed Personal Representative of the estate of NOREEN YOUNG, who died on June 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 19th day of April, 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 April, 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.

JENNIFER D MEYER
Personal Representative

Cereta A. Lee
Register Of Wills For
Prince George's County
P.O. Box 1729
Upper Marlboro, MD 20773-1729

Estate No. 142534

154474 (10-29,11-5,11-12)

Kristin D. Cawood, Esq.
116 Cathedral St., Suite B
Annapolis, MD 21401
410-353-3926

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
MARJORIE H. CIARLANTE

Notice is given that Anthony V. Ciarlante, whose address is 13400 North Keys Rd., Brandywine, MD 20613, was on October 15, 2026 appointed Personal Representative of the estate of MARJORIE H. CIARLANTE, who died on May 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 15th day of April, 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 15th day of April, 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 V. CIARLANTE
Personal Representative

Cereta A. Lee
Register Of Wills For
Prince George's County
P.O. Box 1729
Upper Marlboro, MD 20773-1729

Estate No. 143175

154480 (10-29,11-5,11-12)

LEGALS

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
CHARLES SMITH

Notice is given that Caroline Smith Bond, whose address is 12004 Molly Berry Road, Upper Marlboro, Maryland 20772, was on October 14, 2026 appointed Personal Representative of the estate of CHARLES SMITH, who died on August 23, 2026 without a will.

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

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

CAROLINE SMITH BOND
Personal Representative

Cereta A. Lee
Register Of Wills For
Prince George's County
P.O. Box 1729
Upper Marlboro, MD 20773-1729

Estate No. 143134

154482 (10-29,11-5,11-12)

Karl L. Chen
CHEN Law, LLC
9701 Apollo Drive, Suite 381
Largo, Maryland 20774
301-358-3981

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
DELPHINE BRYANT

Notice is given that Beverly Dixon, whose address is 10027 Harbor Avenue, Glenn Dale, MD 20769, was on October 13, 2026 appointed Personal Representative of the estate of DELPHINE BRYANT, who died on June 23, 2026 without a will.

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

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

BEVERLY DIXON
Personal Representative

Cereta A. Lee
Register Of Wills For
Prince George's County
P.O. Box 1729
Upper Marlboro, MD 20773-1729

Estate No. 142845

154483 (10-29,11-5,11-12)

LEGALS

Matthew J Dyer Esq
Haskell & Dyer LLC
PO Box 1299
14825 Pratt Street
Upper Marlboro, MD 20773
301-627-5844

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
CARLITA VERDENE JACKSON

Notice is given that Lisa Diane Cardwell, whose address is 10504 Frank Tippett Rd, Cheltenham, MD 20623-1312, was on October 20, 2026 appointed Personal Representative of the estate of CARLITA VERDENE JACKSON, who died on June 16, 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 20th day of April, 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 20th day of April, 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.

LISA DIANE CARDWELL
Personal Representative

Cereta A. Lee
Register Of Wills For
Prince George's County
P.O. Box 1729
Upper Marlboro, MD 20773-1729

Estate No. 142282

154470 (10-29,11-5,11-12)

Anthony Wayne Hood Esq
2525 Elvans Rd SE
Washington, DC 20020-3507
202-978-0505

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
JAMES A SIMMS
AKA: JAMES ALLEN SIMMS

Notice is given that Gerald L Simms Sr, whose address is 5300 N Englewood Dr, Hyattsville, MD 20785-3842, was on October 13, 2026 appointed Personal Representative of the estate of JAMES A SIMMS, who died on October 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 of the personal representative shall file their objection with the Register of Wills on or before the 13th day of April, 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 April, 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.

GERALD L SIMMS SR
Personal Representative

Cereta A. Lee
Register Of Wills For
Prince George's County
P.O. Box 1729
Upper Marlboro, MD 20773-1729

Estate No. 139674

154484 (10-29,11-5,11-12)

To Subscribe Call 301-627-0900
The Prince George's Post

LEGALS

NOTICE OF PUBLIC HEARING
WSSC WATER

A virtual public hearing will be held November 19, 2026, at 2:30 p.m. to receive citizen testimony, both orally and in writing, pertaining to the following proposed rates and charges to become effective January 1, 2027.

To call in with comments, please use the dial-in information below:

+1 240-800-7929
Phone Conference ID: 301 660 479#

1. FRONT FOOT BENEFIT RATES
Base rate per foot, per year, paid annually over a period of 30 years: water $4.00, sewer $6.00.

2. HOUSE CONNECTION CHARGES

	Residential Small Size	
	Unimproved	Improved
Water – inside and outside meters	**( ) = Deferral Option Charges**	
1″	**$3,400 ($3,570)**	**$15,050 ($15,805)**
1 ½″	**$3,400 ($3,570)**	**$15,050 ($15,805)**
2″	**$3,400 ($3,570)**	**$15,050 ($15,805)**
Sewer		
1 ¼″ – 1 ½″ pressure	**$7,755 ($8,145)**	**$16,630 ($17,460)**
4″ – 6″	**$7,755 ($8,145)**	**$16,630 ($17,460)**

Right-of-Way (Connection installed by plumber)	**Proposed Charges (2027)**
Water	
1″	**$1,375**
1 ½″	**$1,375**
2″ residential	**$1,375**
Sewer	
1 ¼″ – 1 ½ pressure	**$1,475**
4″ – 6″	**$1,475**

The list of current connection charges is available for review on WSSC Water's website at **wsscwater.com/ffbhc**. For additional information, please contact the Accounting Division at 301-206-7398.

If your attendance at the meeting will require an accommodation under Title II of the Americans with Disabilities Act, please contact the Communications Office at communications@wsscwater.com.

154551 (11-05)

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: **11/16/2026.**

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

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

2010	HONDA	ACCORD	VA	TMB8789	1HGCS1B82AA015449
2010	HONDA	ACCORD	VA	TTP6281	1HGCP2F41AA075303

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

2020	CHEVROLET	TAHOE	DC	JE2944	1GNSKCKC6LR181219
2007	DODGE	CHARGER	MD	6FD0655	2B3KA53H57H655119
2018	NISSAN	VERSA	MD	2GJ9049	3N1CN7AP0JL821965

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

2015	MERCEDES-BENZ	CLA250	VA	TKX4345	WDDSJ4GB7FN239504

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

2015	CHEVROLET	SILVERADO	VA	SZF2135	1GC2CVEGXFZ554279

154556 (11-5)

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The Prince George's Post!

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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:**11/16/2026**.

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

1979	MERCEDES-BENZ 450				10702412028197

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

2012	NISSAN	ALTIMA	VA	SUZ3320	1N4AL2EP9CC144667
2016	CHEVROLET	MALIBU	VA	065573	1G11E5SA3GF139645
2001	NISSAN	MAXIMA			JN1CA31D61T803931
2010	CHRYSLER	TOWN AND COUNTRY	FL	0962YW	2A4RR5D19AR188709
2008	GMC	ENVOY			1GKDT13S082136032
2012	HONDA	CROSS -TOUR	MD	1GT3785	5J6TF2H59CL008120
2011	HYUNDAI	SONATA	VA	2312XW	5NPEC4AC2BH276473
2008	FORD	EXPEDITION	MD	6GV2222	1FMFU18548LA46358
2009	LEXUS	ES350			JTHBJ46G892274368
2010	LEXUS	ES350	DC	FL2326	JTHBK1EG0A2366799
1968	PONTIAC	GRAND PRIX	MD	81054Z	252678P180194
1980	GMC	SIERRA	MD	83E748	TCG14AB506060

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

2018	TRAILER	DRY VAN DURAPLATE	OK	1147LY	1JJV532D3JL014099
2005	FREIGHTLINER	CST120			1FUJBBAV15LU24449
2006	GREAT DANE	TRAILER	ME	5315831	1GRAA00266J6132S1
2009	TOYOTA	YARIS	MD	1CD0377	JTDBT903X91322909
2004	JEEP	GRAND CHEROKEE	VA	STV2846	1J4GW58NX4C253903
2006	TITAN	TRAILER	ME	5593385	2K9WF1L256H035334

ABANDONED TRAILER
WHITE DRY VAN DURAPLATE TRAILER WITH WORDS J.B. HUNT WRITTEN IN BOLD BLACK LETTERS ON SIDE OF TRAILER WITH YELLOW FILLING
VIN: 1JJV532D3JL014099 LPN: OK 1147LY
8400 OLD MARLBORO PIKE, UPPER MARLBORO, MD 20772



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

1996	FORD	E-150	VA	TXH2738	1FDEE14H7THA70724
2009	MERCEDES-BENZ	C300	MD	2EF8760	WDDGF81X89F282038

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

2017	CHEVROLET	EXPRESS	MD	8GJ1709	1GCZGGFG5H1348544
2012	HONDA	CIVIC			2HGFB2F8XCH537313

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

1985	VOLVO	740	MD	97034CB	YV1DX884XF2156850
1987	BENTLEY	EIGHT			SCBZE02A7HCX20861
2014	FREIGHTLINER	SPRINTER	MD	B74197	WDYPE8DC5E5903360
1988	NISSAN	300 ZX			JN1HZ14S9JX279129
2008	HONDA	PILOT			5FNYF18578B050608
2015	DODGE	JOURNEY	VA	TKK8196	3C4PDDBG2FT730539

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

2022	TOYOTA	CAMRY	MD	T2743690	4T1C11AK7NU637415
2000	GMC	YUKON	MD	9GB8794	1GKEK13T6YJ172653
2010	HONDA	ACCORD			1HGCP2F33AA008564

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

2009	ACURA	TSX	MD	2DK5971	JH4CU26609C009509
2009	MERCEDES-BENZ	E350	VA	TEL4976	WDBUF56X49B376458

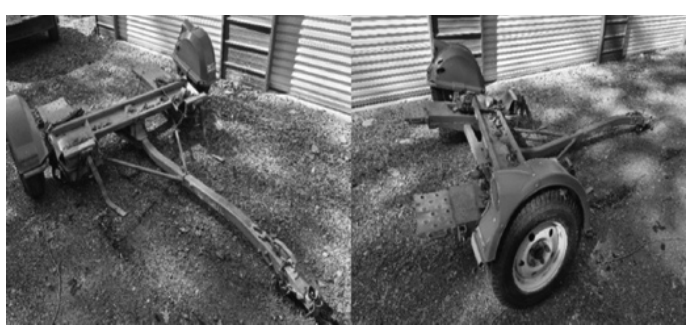
MCDONALD TOWING
2917 52ND AVENUE
HYATTSVILLE MD 20781
301-864-4133

2006	VOLVO	C70			YV1MC68276J005713
2011	MITSUBISHI	OUTLANDER	MD	3GK3141	JA4AR4AU7BZ011931
2024	KIA	SOUL	DC	JL9851	KNDJ23AU7R7232889
2012	CHRYSLER	200	MD	9BL3688	1C3CCBAB3CN235956

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

2013	CHEVROLET	CRUZE	DC	GF0064	1G1PA5SG2D7294347
2002	HYUNDAI	ACCENT			KMHCG45C02U328481
2011	KIA	SOUL	MD	3GX4605	KNDJT2A20B7250498
2017	NISSAN	JUKE	MD	08038AE	JN8AF5MV8HT751979
2014	FORD	E-350	MD	2DZ5133	1FDWE3FL0EDA14488
2004	GMC	YUKON			1GKEK13T54J132641
2007	HYUNDAI	ENTOURAGE			KNDMC233676041167
2006	BMW	750LI			WBAHN83516DT35258
1969	CHEVROLET	IMPALA			164679S044672
2002	CHEVROLET	AVALANCHE			3GNEK13T32G177272
1989	DODGE	RAM 50	MD	9144L7	JB7FL24D0KP032502
2018	HONDA	ACCORD	DC	EW8551	1HGCV1F43JA075898
1966	FORD	MUSTANG	NM	543FCB	5F07C270389
1988	JAGUAR TRAILER	XJ6			SAJHV1644JC525505
2002	FORD	E-450			1FDXE45S12HA65506

ABANDONED TRAILER
ORANGE EZ LOADER TRAILER
8048 WOODYARD RD CLINTON, MD 20735



LEGALS

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

2004	FORD	EXCURSION	MD	9EY1495	1FMNU43S64ED58514
2009	VOLKSWAGON	TIGUAN			WVGAV75N69W003090
2014	CHEVROLET	EQUINOX	MD	5ES8939	2GNFLFEK1E6324143
2013	TOYOTA	RAV4	MD	1EZ0668	JTMRFREV4DD015209
2009	CHUNFENG	SCOOTER			LCETDNP5896000256

154555 (11-5)

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

LEGALS

MARYLAND DEPARTMENT OF THE ENVIRONMENT WATER AND SCIENCE ADMINISTRATION

Notice of Application for State Wetland Licenses, Private Wetland Permits, Nontidal Wetlands and Waterways Permits and/or Water Quality Certification and the Opportunity to Provide Written Comment or Request an Informational Hearing

The Water and Science Administration is reviewing the following applications for State Wetland Licenses, Private Wetland Permits, Nontidal Wetlands and Waterways Permits and/or Water Quality Certifications. The applications and related information are on file at the Administration. Arrangements may be made for inspection and copying of file materials. Interested parties may provide written comments on the application or request an informational hearing on any listed application. A request for a hearing must be in writing and provide the following information: 1) Name, Address, and Telephone Number of the person making the request; 2) The identity of any other person(s) the requestor is representing; and 3) the specific issues proposed to be considered at the hearing. Please refer to the case number (i.e., 00-NT-0000, 00-WL-000, 00-WP-000, 00-WQC-0000) which identifies each application. Address correspondence to the attention of the Administration contact contained in the project's public notice. If none is listed, send correspondence to the Wetlands and Waterways Protection Program, Water and Science Administration, 1800 Washington Boulevard Baltimore, Maryland, 21230. For questions regarding any public notice, you can contact the Wetlands and Waterways Protection Program by Telephone; (410) 537-3571. Written comments or requests for a hearing must be received on or before December 1, 2026, unless otherwise noted in the Public Notice.

If any of the following notices is for a Public Informational Hearing, please be aware that the meeting locations are accessible to individuals with disabilities as defined under the Americans with Disabilities Act (ADA). Individuals who require reasonable accommodation or a language interpreter to participate in the scheduled meeting should contact MDE by email at mde.accommodations@maryland.gov or call 410-537-3152 (MD Relay TTY:7-1-1) at least 5 business days in advance of the meeting.

Prince George's County

26-NT-0126/202661164 GREENTRUST ALLIANCE, INC/BRINKLEY ROAD MITIGATION BANK-201 International Circle, Suite 230, Hunt Valley, Maryland 21030 has applied to establish an approximately 11.55-acre single-user nontidal wetland mitigation bank that would include creation, enhancement, and preservation of aquatic resources. This mitigation bank would provide compensatory mitigation for future Joint Base Andrews Department of Defense nontidal wetland impacts authorized by the Maryland Department of the Environment in the primary service areas of USGS 8-digit hydrologic unit codes (HUC) Lower Potomac (HUC 02070011) and the Atlantic Coastal Plain physiographic province portion of the Middle Potomac-Anacostia-Occoquan (HUC 02070010). A secondary service area would be limited to the Joint Base Andrews portion of the Patuxent (HUC 02060006). This proposed project includes grading and planting that would result in approximately 2.12 acres of nontidal wetland creation, 6.56 acres of nontidal wetland enhancement, and 2.86 acres of nontidal wetland buffer enhancement. The project will temporarily impact approximately 4.10 acres nontidal emergent wetland, 0.24 acres nontidal forested wetland, 1.10 acres nontidal wetland buffer, 283 linear feet (1,461 square feet) intermittent stream, 191 linear feet (1,093 square feet) perennial stream, and 8.05 acres floodplain. The project is located at 3601 Brinkley Road, Temple Hills, Maryland 20748 within the Henson Creek watershed (Use I) in Prince Georges County, Maryland. Written comments and requests for a public informational hearing must be sent by December 1, 2026, to the Maryland Department of the Environment, Attn: Kelly Neff, 1800 Washington Boulevard, Baltimore, MD 21230 or Kelly.neff@maryland.gov or 410-537-4018. Additional information as well as any further notices concerning actions or updates on the application will be placed on MDE's website at https://mde.maryland.gov/programs/water/WetlandsandWaterways/pages/brinkley-mitigation-bank.aspx. Please refer to Subsection 5-907 of the Annotated Code of Maryland or the Code of Maryland Regulations 26.23.02 for information regarding the application process.

154557 (11-5)

LEGALS

MARYLAND DEPARTMENT OF THE ENVIRONMENT WATER AND SCIENCE ADMINISTRATION

Notice of Application for State Wetland Licenses, Private Wetland Permits, Nontidal Wetlands and Waterways Permits and/or Water Quality Certification and the Opportunity to Provide Written Comment or Request an Informational Hearing

The Water and Science Administration is reviewing the following applications for State Wetland Licenses, Private Wetland Permits, Nontidal Wetlands and Waterways Permits and/or Water Quality Certifications. The applications and related information are on file at the Administration. Arrangements may be made for inspection and copying of file materials. Interested parties may provide written comments on the application or request an informational hearing on any listed application. A request for a hearing must be in writing and provide the following information: 1) Name, Address, and Telephone Number of the person making the request; 2) The identity of any other person(s) the requestor is representing; and 3) the specific issues proposed to be considered at the hearing. Please refer to the case number (i.e., 00-NT-0000, 00-WL-000, 00-WP-000, 00-WQC-0000) which identifies each application. Address correspondence to the attention of the Administration contact contained in the project's public notice. If none is listed, send correspondence to the Wetlands and Waterways Protection Program, Water and Science Administration, 1800 Washington Boulevard Baltimore, Maryland, 21230. For questions regarding any public notice, you can contact the Wetlands and Waterways Protection Program by Telephone; (410) 537-3571. Written comments or requests for a hearing must be received on or before December 1, 2026, unless otherwise noted in the Public Notice.

If any of the following notices is for a Public Informational Hearing, please be aware that the meeting locations are accessible to individuals with disabilities as defined under the Americans with Disabilities Act (ADA). Individuals who require reasonable accommodation or a language interpreter to participate in the scheduled meeting should contact MDE by email at mde.accommodations@maryland.gov or call 410-537-3152 (MD Relay TTY:7-1-1) at least 5 business days in advance of the meeting.

Prince George's County

25-NT-0195/202561328 D.R Horton-Smith Lakes Estate, 137 Mitchells Chance Road, Suite 300, Edgewater, Maryland 21037, has applied to construct a mixed-use development with associated infrastructure. The project proposes to permanently impact 1,914 square feet of forested nontidal wetlands, 7,751 square feet of emergent nontidal wetlands, 45,180 square feet of the 25-foot nontidal wetland buffer, and 30 linear feet (77 square feet) of intermittent streams. The project proposes to temporarily impact 65 square feet of the 25-foot nontidal wetland buffer and 31 linear feet (100 square feet) of intermittent streams. The project is proposed on Piscataway Creek (Use I) and is located at 10703 Frank Tippett Road, Cheltenham, Maryland 20623. Mitigation will be required for 7,751 square feet of emergent nontidal wetlands and 3,828 square feet of forested nontidal wetlands. The applicant is proposing to purchase credit from Patuxent Bank or another bank with available mitigation credit. Written comments and requests to be included on the interested persons list may be sent by December 1, 2026, to the Maryland Department of the Environment, Attn: Gailynn Milligan, 1800 Washington Boulevard, Baltimore, MD 21230 or at Gailynn.milligan@maryland.gov or 410-537-4178. Any further notices concerning actions on the application will be provided only by mail to those persons on the interested persons list. Please refer to Subsection 5-907 of the Annotated Code of Maryland or the Code of Maryland Regulations 26.23.02 for information regarding the application process.

154558 (11-5)

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LEGALS

LM File No.: 4533-00005

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

ORDER OF PUBLICATION

SEBRA Investments, LLC,
Plaintiff,
vs.

Bowie Vansville Association, Inc.; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as 1.3800 Acres. & Imps. Assmt $74,933 Map 027 Grid C1 Par 022 Lib 00400 Fl 042 and being identified on the Tax Roll as Parcel ID: 14-1586288, and which may be known as 1 Soil Conservation Rd., Beltsville, MD 20705, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, described as 1.3800 Acres. & Imps. Assmt $74,933 Map 027 Grid C1 Par 022 Lib 00400 Fl 042 and being identified on the Tax Roll as Parcel ID: 14-1586288, and which may be known as 1 Soil Conservation Rd., Beltsville, MD 20705,

Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-26-006094 (TAX SALE)

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

described as 1.3800 Acres. & Imps. Assmt $74,933 Map 027 Grid C1 Par 022 Lib 00400 Fl 042 and being identified on the Tax Roll as Parcel ID: 14-1586288, and which may be known as 1 Soil Conservation Rd., Beltsville, MD 20705.

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

It is thereupon this 19th day of October, 2026, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, the last insertion on or before the 13th day of November, 2026, warning all persons interested in the property to appear in this Court by the 22nd day of December, 2026, and redeem their property and/or answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to the property, and vesting in the plaintiff a title free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk

154432 (10-29,11-5,11-12)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
GEORGE O GRIFFITH

Notice is given that Kimberly Middleton, whose address is 11606 Kimberly Woods Ln, Fort Washington, MD 20744-5913, was on October 13, 2026 appointed Personal Representative of the estate of GEORGE O GRIFFITH, who died on July 12, 2026 without a will.

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

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

KIMBERLY MIDDLETON
Personal Representative

Cereta A. Lee
Register Of Wills For
Prince George's County
P.O. Box 1729
Upper Marlboro, MD 20773-1729

Estate No. 142506

154390 (10-22,10-29,11-5)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
RUBY NEAL

Notice is given that Anthony Neal, whose address is 2952 Rosecommons Dr, Hampton, GA 30228, was on October 20, 2026 appointed Personal Representative of the estate of RUBY NEAL, who died on November 20, 2024 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 20th day of April, 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 NEAL
Personal Representative

Cereta A. Lee
Register Of Wills For
Prince George's County
P.O. Box 1729
Upper Marlboro, MD 20773-1729

Estate No. 138211

154465 (10-29,11-5,11-12)

LEGALS

Melody Miles Haynes
Haynes Group LLC
16701 Melford Blvd., #400
Bowie, MD 20715
240-330-2529

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
LILLIAN V. MCKENZIE

Notice is given that Diana P. Evans, whose address is 264 Breezewalk Drive, Vallejo, CA 94591, was on October 9, 2026 appointed Personal Representative of the estate of LILLIAN V. MCKENZIE, who died on November 25, 2016 without a will.

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

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

DIANA P. EVANS
Personal Representative

Cereta A. Lee
Register Of Wills For
Prince George's County
P.O. Box 1729
Upper Marlboro, MD 20773-1729

Estate No. 142617

154392 (10-22,10-29,11-5)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
ELAINE ELIZABETH MAVINS

Notice is given that Melanie E Mavins, whose address is 1113 Ivy Club Ln, Hyattsville, MD 20785-4521, was on April 2, 2025 appointed Personal Representative of the estate of ELAINE ELIZABETH MAVINS, who died on February 14, 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 2nd day of October, 2025.

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

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

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

MELANIE E MAVINS
Personal Representative

Cereta A. Lee
Register Of Wills For
Prince George's County
P.O. Box 1729
Upper Marlboro, MD 20773-1729

Estate No. 136872

154466 (10-29,11-5,11-12)

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

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
RONALD J BOTELER AKA: RONALD JAMES BOTELER

Notice is given that Timothy B Bovello, whose address is 7005 Lansdale St, District Heights, MD 20747-3322, was on October 8, 2026 appointed Personal Representative of the estate of RONALD J BOTELER who died on August 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 of the personal representative shall file their objection with the Register of Wills on or before the 8th day of April, 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 8th day of April, 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.

TIMOTHY B BOVELLO
Personal Representative

Cereta A. Lee
Register Of Wills For
Prince George's County
P.O. Box 1729
Upper Marlboro, MD 20773-1729

Estate No. 143104

154388 (10-22,10-29,11-5)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
TRINITA ROBINSON

Notice is given that Jonathan Waters, whose address is 100 Surry Circle Dr S, Pinehurst, NC 28374-8429, was on October 20, 2026 appointed Personal Representative of the estate of TRINITA ROBINSON, who died on August 31, 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 20th day of April, 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 20th day of April, 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.

JONATHAN WATERS
Personal Representative

Cereta A. Lee
Register Of Wills For
Prince George's County
P.O. Box 1729
Upper Marlboro, MD 20773-1729

Estate No. 143036

154468 (10-29,11-5,11-12)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
JOHN A BURSON

Notice is given that Mary Burson, whose address is 12026 Ishtar St, Fort Washington, MD 20744-6059, and John H Burson, whose address is 12026 Ishtar St, Fort Washington, MD 20744-6059 were on October 13, 2026 appointed Co-Personal Representatives of the estate of JOHN A BURSON who died on July 15, 2026 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the 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 13th of April, 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 of April, 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.

MARY BURSON
JOHN H BURSON
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. 142568

154393 (10-22,10-29,11-5)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
MARIE P SMITH

Notice is given that Pamela E Campbell, whose address is 6505 Calmos St, Capitol Heights, MD 20743, was on October 20, 2026 appointed Personal Representative of the estate of MARIE P SMITH, who died on August 8, 2026 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 20th day of April, 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 20th day of April, 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 E CAMPBELL
Personal Representative

Cereta A. Lee
Register Of Wills For
Prince George's County
P.O. Box 1729
Upper Marlboro, MD 20773-1729

Estate No. 142963

154471 (10-29,11-5,11-12)

Walter W Green
7309 Baltimore Avenue Suite 115
College Park, MD 20740
301-927-3100

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
ROGER CARY MOORE

Notice is given that Barry Ray Moore, whose address is 7811 Lanham Ln, Fort Washington, MD 20744-1136, was on October 6, 2026 appointed Personal Representative of the estate of ROGER CARY MOORE, who died on June 20, 2023 without a will.

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

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

BARRY RAY MOORE
Personal Representative

Cereta A. Lee
Register Of Wills For
Prince George's County
P.O. Box 1729
Upper Marlboro, MD 20773-1729

Estate No. 129831

154391 (10-22,10-29,11-5)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
TOS A FAWEHINMI SR

Notice is given that Omobola Fawehinmi, whose address is 4311 Longleaf Ct, Bowie, MD 20716, was on October 20, 2026 appointed Personal Representative of the estate of TOS A FAWEHINMI SR, who died on September 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 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 20th day of April, 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 20th day of April, 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.

OMOBOLA FAWEHINMI
Personal Representative

Cereta A. Lee
Register Of Wills For
Prince George's County
P.O. Box 1729
Upper Marlboro, MD 20773-1729

Estate No. 143217

154472 (10-29,11-5,11-12)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
ROSE M WOOD

Notice is given that John F Wood, whose address is 7002 Greeley Rd, Hyattsville, MD 20785-3441, and Julia A Wood, whose address is 7002 Greeley Rd, Hyattsville, MD 20785-3441, and Timothy A Wood, whose address is 7002 Greeley Rd, Hyattsville, MD 20785-3441, were on October 13, 2026 appointed Co-Personal Representatives of the estate of ROSE M WOOD who died on July 9, 2025 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the 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 13th of April, 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 of April, 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.

JOHN F WOOD
JULIA A WOOD
TIMOTHY A WOOD
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. 142454

154394 (10-22,10-29,11-5)

The Prince George's Post

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LEGALS

CITY OF NEW CARROLLTON
PUBLIC NOTICE

The City of New Carrollton will be installing stop sign monitoring systems in accordance with §21–707.1 of the Maryland Transportation Article and Ordinance O-11-2025. These monitors will be located at:

Legation Rd, E at Mahoney Dr
Mahoney Dr, N at Legation Rd
Legation Rd, E at Topton St
Topton St, S at Legation Rd
Legation Rd, W at Topton St
85th Ave, NE at Westbrook Dr
Westbrook Dr, S at 85th Ave
85th Pl, S at Nicholson St
Powhatan St NE, at 85th Pl
Westbrook Dr, NW at Powhatan St
Westbrook Dr, SE at Powhatan St
84th Ave, S at Westbrook Dr
84th Ave, N at Quintana St
Lamont Dr, N at Westbrook Dr
Lamont Dr, S at Westbrook Dr
Lamont Dr, N at Carrollton Pkwy
Lamont Dr, S at Carrollton Pkwy
Quentin St, E at Lamont Dr
Lamont Dr, N at Fairbanks St
Lamont Dr, S at Fairbanks St
85th Pl, S at Sprague Pl
85th Pl, S at Ravenswood Rd
Jodie St, SE at Inlet St
Adrian St, S at Longbranch Dr
85th Ave, SE at Sprague Pl

Ticketing for violations will begin on December 10th, 2026. Violations for a stop sign infraction will be $40. For questions regarding this program, you can reach the city's office at 301-459-6100 or visit newcarrolltonmd.gov.

154515 (11-5)

LEGALS

PUBLIC NOTICE OF A RESPONSE ACTION PLAN AND PUBLIC INFORMATION MEETING
EAST/WEST LINCOLN PROPERTY

The property located at the physical address of 7591 Annapolis Road, Landover, Prince George's County, Maryland has been accepted into Maryland's Voluntary Cleanup Program. A proposed Response Action Plan (RAP) has been submitted to the Maryland Department of the Environment (MDE) for approval. Soil impacted by petroleum, polycyclic aromatic hydrocarbons, and arsenic, groundwater impacted by petroleum, and soil vapor impacted by volatile organic compounds were identified within limited portions of the site. The impacted media will be addressed primarily through engineering controls, including soil excavation and disposal, soil capping, and a vapor mitigation system beneath the proposed building. Land use controls, including a groundwater use restriction, will also be implemented.

This RAP is based upon future use of the property for residential purposes.

Participant: RST VI, LLC, sole member & manager of Hyattsville MD
RST, LLC, managing member of RST Hyattsville, LLC
168 Business Park Drive, Suite 200
Virginia Beach, Virginia 23462

Contact: Stephen Dessel (Consultant)
ECS Mid-Atlantic, LLC
410-859-4300

Eligible Property: East/West Lincoln Property
7591 Annapolis Road
Landover, Maryland 20784

Public Information Meeting: November 24, 2026 at 5:30 PM EST (Virtual)

Join: https://tinyurl.com/5a77yp7x
Meeting ID: 216 636 866 817 340 7
Passcode: xG9Nd72x
Telephone Dial In: +1 434-338-7174, 320609580#

Any person wishing to request further information or make comments regarding the proposed RAP must do so in writing. Comments or requests should be submitted to the attention of the Voluntary Cleanup Program project manager, Joel Knauff, at the Maryland Department of the Environment, 1800 Washington Boulevard, Suite 625, Baltimore, MD 21230; telephone 410-537-3463.

All comments and requests must be received by the Department in writing no later than December 14, 2026.

154516 (11-5,11-12)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE
Improved by premises known as
12102 Wimbleton Street, Upper Marlboro, MD 20774-1623

By virtue of the power and authority contained in a Deed of Trust from PATRICIA A. COBB and DERRICK ANDRE COBB, dated September 17, 2024 and recorded in Liber 50477 at Folio 541 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

FRIDAY, NOVEMBER 13, 2026 AT 3:00 P.M.

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

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PRINCE GEORGE'S, STATE OF MARYLAND, AND IS DESCRIBED AS FOLLOWS:

LOT NUMBERED THIRTY-SEVEN (37), IN BLOCK NUMBERED TWENTY-TWO (22), IN THE SUBDIVISION KNOWN AS "PLAT NO. 12, KETTERING", AS PER PLAT THEREOF RECORDED IN PLAT BOOK WWW 71, AT PLAT 29, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

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

TERMS OF SALE: A deposit of $18,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 6.875% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

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

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

154428 (10-29,11-5,11-12)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE
Improved by premises known as
305 Summit Point Boulevard, Bowie, MD 20716

By virtue of the power and authority contained in a Deed of Trust from MICHAEL LYLE, JR. AKA MICHAEL TYRONE LYLE, JR., dated September 13, 2023 and recorded in Liber 49232 at Folio 608 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

FRIDAY, NOVEMBER 13, 2026 AT 3:05 P.M.

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

Lot 18, in Block B, in subdivision known as "PLAT SEVEN, SOUTH LAKE", per Plat Book ME 256 at plat 61 and PLAT OF CORRECTION ME 263 at plat AND PLAT OF CORRECTION ME 263 at plat 57 recorded among the Land Records of Prince George's County, MD. Being in the 7th Election District.

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

TERMS OF SALE: A deposit of $31,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 7.375% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

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

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

154427 (10-29,11-5,11-12)

The Prince George's Post

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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
KAY ERICKSON MCGOFF

Notice is given that Ruth E McGoff, whose address is 208 Hodges Ln, Takoma Park, MD 20912-4228, was on October 13, 2026 appointed Personal Representative of the estate of KAY ERICKSON MCGOFF who died on January 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 of the personal representative shall file their objection with the Register of Wills on or before the 13th day of April, 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 April, 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.

RUTH E MCGOFF
Personal Representative

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

Estate No. 140652

154384 (10-22,10-29,11-5)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RUTH MARY WILLIAMS

Notice is given that Wendell Williams, whose address is 7409 Albatross Ct, Bowie, MD 20720-4758, was on October 13, 2026 appointed Personal Representative of the estate of RUTH MARY WILLIAMS 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 of the personal representative shall file their objection with the Register of Wills on or before the 13th day of April, 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 April, 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.

WENDELL WILLIAMS
Personal Representative

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

Estate No. 142329

154385 (10-22,10-29,11-5)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LOUBERTA MARIE ETIENNE

Notice is given that Angela M Etienne, whose address is 802 Sangerville Cir, Upper Marlboro, MD 20774-8432, was on October 9, 2026 appointed Personal Representative of the estate of LOUBERTA MARIE ETIENNE who died on August 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 9th day of April, 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 9th day of April, 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.

ANGELA M ETIENNE
Personal Representative

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

Estate No. 142884

154386 (10-22,10-29,11-5)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
VINNETTE LESLIE

Notice is given that Dwayne O Leslie, whose address is 13830 Ankonian Overlook, Gaithersburg, MD 20878-2393, was on October 9, 2026 appointed Personal Representative of the estate of VINNETTE LESLIE who died on August 15, 2026 with a will.

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

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

DWAYNE O LESLIE
Personal Representative

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

Estate No. 143030

154387 (10-22,10-29,11-5)

LEGALS

ORDER OF PUBLICATION BY POSTING

JASPER JONES

VS.

TATIANA WARREN-JONES

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

Case Number: C-16-FM-26-005855
Other Reference Number(s): C-16-FM-26-003969

ORDERED, ON THIS **23rd day of October, 2026**, by the Circuit Court for Prince George's County MD:

That the Defendant, **Tatiana Yamika Warren-Jones** is hereby notified that the Plaintiff, has filed a AMENDED COMPLAINT FOR ABSOLUTE DIVORCE AND OTHER RELIEF naming him/her as the defendant and seeking the Divorce on the Grounds of Irreconcilable Differences & Six- Month Separation and stating that the Defendant's last known address is: **841 Whitlock Street Apt 3 Baltimore Md 21217** and therefore it is;

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

ORDERED, said publication to be completed by the 22nd day of November, 2026; and it is further;

ORDERED, THAT THE DEFENDANT, TATIANA YAMIKA WARREN-JONES, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE **22nd day of December, 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

154559 (11-5,11-12,11-19)

NOTICE OF SERVICE BY PUBLICATION

METRO CITY, LLC
Plaintiff,
v.

THE KUSHNER INVESTMENT LIMITED PARTNERSHIP, et al.
Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
CASE NO.: C-16-CV-26-003741

A Complaint has been filed in the Circuit Court for Prince George's County, styled as Metro City, LLC v. The Kushner Investment Limited Partnership, et al., Case No. C-16-CV-26-003741, seeking declaration that Metro City, LLC, is the sole owner of the Property commonly known as 1100 Rollins Avenue, Capitol Heights, MD 20743 (the "Property"), and that no other individual has any interest in the Property. All persons who claim to have an interest in this Property should file a response with the Circuit Court for Prince George's County in that case. Failure to file a response within the time allowed may result in a default judgment.

Defendants, All Persons Unknown Claiming Any Legal or Equitable Right, Title, Estate, Lien or Interest in the Property Described in the Complaint Adverse to Plaintiff's Title, or Any Cloud on Plaintiff's Title to the Property, are to file responses to the Complaint on or before the 22nd day of December, 2026. Failure to file a response within the time allowed may result in a judgment by default or the granting of the relief sought, provided that a copy of this Notice is published at least once a week in each of three successive weeks in one or more newspapers of general circulation, published in the county in which this action is pending on or before: November 13th, 2026.

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

True Copy—Test:
Mahasin El Amin, Clerk

154418 (10-29,11-5,11-12)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
MARGO DOMON DAVENPORT

Notice is given that Howard C Davenport, whose address is 2309 Parkside Dr, Bowie, MD 20721-4229, was on October 27, 2026 appointed personal representative of the small estate of Margo Domon Davenport who died on September 16, 2026 with a will.

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

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

HOWARD C DAVENPORT
Personal Representative

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

Estate No. 143115

154518 (11-5)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
LEON JORSLING MOHAMMED

Notice is given that Rhonda M Seegobin, whose address is 8735 Mary Ln, Jessup, MD 20794-9540, was on October 23, 2026 appointed personal representative of the small estate of Leon Jorsling Mohammed who died on September 19, 2024 with a will.

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

All 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.

RHONDA M SEEGOBIN
Personal Representative

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

Estate No. 140363

154519 (11-5)

LEGALS

ORDER OF PUBLICATION
BY POSTING

JOSEPHINE A- NYOUMEA EPSE OLINGA MESSI

VS.

JULES OLINGA MESSI

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

Case Number: C-16-FM-26-004015
Other Reference Number(s): CAS20-00153

ORDERED, ON THIS **28th day of October, 2026**, by the Circuit Court for Prince George's County MD:

That the Defendant, **Jules Herves Olinga Messi** is hereby notified that the Plaintiff, has filed a COMPLAINT FOR CUSTODY naming him/her as the defendant and stating that the Defendant's last known address is: Unknown UNKNOWN MD 00000 and therefore it is;

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

ORDERED, said publication to be completed by the 27th day of November, 2026; and it is further;

ORDERED, THAT THE DEFENDANT, **JULES HERVES OLINGA MESSI**, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE **27th day of December, 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

154512 (11-5,11-12,11-19)

LEGALS

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

In The Estate Of:
MIRIAM HARVIN-EVANS

Estate No.: 142620

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **January 14, 2027 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

154532 (11-5,11-12)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
ADRIAN NORRIS

Notice is given that Bradley Farrar, whose address is 1101 Mercantile Ln Ste 240, Largo, MD 20774-5360, was on October 20, 2026 appointed Personal Representative of the estate of ADRIAN NORRIS, who died on March 13, 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.

BRADLEY FARRAR
Personal Representative

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

Estate No. 137675

154549 (11-5,11-12,11-19)

LEGALS

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

In The Estate Of:
DEVERA E. ZAINAL

Estate No.: 141293

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **January 14, 2027 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

154533 (11-5,11-12)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
ELEANORA ROBERTA DAS

Notice is given that Robyn D Bennett, whose address is 92 Silvermine Ave, Norwalk, CT 06850-2046, was on October 23, 2026 appointed personal representative of the small estate of Eleanora Roberta Das who died on August 10, 2026 with a will.

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

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

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

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

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

ROBYN D BENNETT
Personal Representative

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

Estate No. 143271

154520 (11-5)

NOTICE

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

Plaintiffs

vs.

Devon Stokes and
Adriana Johnson

Defendants

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

CIVIL NO. C-16-CV-25-002309

ORDERED, this 21st day of October, 2026 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 4203 Steeds Grant Way, Fort Washington, Maryland 20744 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 24th day of November, 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 24th day of November, 2026, next.

The report states the amount of sale to be $554,730.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

154492 (10-29,11-5,11-12)

LEGALS

NOTICE

MADELEINE FANGAMOU
Plaintiff,

v.

ANDREW JONES
Defendant

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

CASE NO.: C-16-FM-25-006508

NOTICE IS HEREBY given this 21st day of October, 2026 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings, specifically, 4717 Ramsgate Lane, Bowie, Maryland 20715 made and reported by Bradley S. Farrar, Trustee, will be ratified and confirmed, unless cause to the contrary be shown on or before the 23rd day of November, 2026,

PROVIDED, a copy of this Notice be inserted in a newspaper published in said County, once in each of three (3) successive weeks before the 23rd day of November, 2026.

THE REPORT STATES the amount of the sale to be $402,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

154491 (10-29,11-5,11-12)

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

LEGALS

NOTICE

JEREMY K. FISHMAN, et al.

Substitute Trustees

vs.

KAYLA COOPER
3010 VICEROY AVENUE
DISTRICT HEIGHTS, MD 20747-3217
Defendant

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

Civil Action No.

C-16-CV-25-003732

Notice is hereby given this 26th day of October, 2026, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3010 VICEROY AVENUE, DISTRICT HEIGHTS, MD 20747-3217, made and represented by Jeremy K. Fishman and Erica T. Davis, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 30th day of November, 2026, next, provided a copy of this NOTICE be inserted in some newspaper published in said County once in each of three successive weeks before the 30th day of November, 2026, next.

The Report of Sale states the amount of the sale to be Two Hundred Sixty Thousand Seven Hundred Dollars ($260,700.00).

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

True Copy—Test:
Mahasin El Amin, Clerk

154509 (11-5,11-12,11-19)

LEGALS

Alexandra Meeks, Esq.
Acorn Law LLC
10490 Little Patuxent Parkway, Suite 600
Columbia, MD 21044
667-200-4677

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
PERCY STEPHENS

Notice is given that Lenese Barnes, whose address is 10518 Galena Lane, Upper Marlboro, MD 20772, was on October 22, 2026 appointed personal representative of the small estate of Percy Stephens, who died on January 2, 2026 without a will.

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

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

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

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

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

LENESE BARNES
Personal Representative

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

Estate No. 142906

154521 (11-5)

Serving
Prince George's County
Since 1932

LEGALS

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

In The Estate Of:
CLEVELAND FLOYD

Estate No.: 143158

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **January 14, 2027 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

154531 (11-5,11-12)

LEGALS

NOTICE

JEREMY K. FISHMAN, et al.

Substitute Trustees

vs.

MICHELLE L. TOWNES
ANNETTA L. TOWNES
4902 Bayberry Court
Upper Marlboro, MD 20772-2702
Defendant(s)

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

Civil Action No.

C-16-CV-26-002044

Notice is hereby given this 26th day of October, 2026, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4902 Bayberry Court, Upper Marlboro, MD 20772-2702, made and represented by Jeremy K. Fishman and Erica T. Davis, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 30th day of November, 2026, next, provided a copy of this NOTICE be inserted in some newspaper published in said County once in each of three successive weeks before the 30th day of November, 2026, next.

The Report of Sale states the amount of the sale to be Two Hundred Thirty Eight Thousand Dollars ($238,000.00).

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

True Copy—Test:
Mahasin El Amin, Clerk

154510 (11-5,11-12,11-19)

LEGALS

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
ANN MARIE BROWN

Notice is given that Andrea M. Brown, whose address is 9364 Darcy Road, Upper Marlboro, MD 20774, was on October 23, 2026 appointed Personal Representative of the estate of ANN MARIE BROWN, who died on June 25, 2025 without a will.

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

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

ANDREA M. 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. 142674

154544 (11-5,11-12,11-19)

LEGALS

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

In The Estate Of:
LILLIE SUBER GODFREY MARTIN

Estate No.: 141222

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by James Douglas Godfrey for judicial probate of the undated will, and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **January 5, 2027 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

154448 (10-29,11-5)

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.

Sandra L. Williams
6300 Arwen Court
Ft Washington, MD 20744
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. C-16-CV-26-002056

Notice is hereby given this 20th day of October, 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 20th day of November, 2026, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 20th day of November, 2026.

The Report of Sale states the amount of the foreclosure sale price to be $178,010.98. The property sold herein is known as 6300 Arwen Court, Ft Washington, MD 20744.

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

True Copy—Test:
Mahasin El Amin, Clerk

154436 (10-29,11-5,11-12)

LEGALS

Tony Graham, Sr.
14502 Greenview Drive Suite 400
Laurel, Maryland 20708
301-925-2001

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
ANNIE LEE JOHNSON

Notice is given that Sherita Johnson, whose address is 2305 Vermont Ave, Landover, MD 20785-3301, was on October 27, 2026 appointed Personal Representative of the estate of ANNIE LEE JOHNSON, who died on April 9, 2025 without a will.

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

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

SHERITA 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. 142240

154542 (11-5,11-12,11-19)

LEGALS

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

In The Estate Of:
GERALDINE C.F. BRYANT

Estate No.: 137902

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Timothy P. Leahy 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 **December 15, 2026 at 10:30 A.M.**

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

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

154449 (10-29,11-5)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
ESTHER AGATHA CHARLES
AKA: ESTHER A CHARLES

Notice is given that Lionel Charles, whose address is 15507 Jennings Ln, Bowie, MD 20721-7212, was on October 19, 2026 appointed Personal Representative of the estate of ESTHER AGATHA CHARLES who died on August 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 19th day of April, 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 April, 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.

LIONEL CHARLES
Personal Representative

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

Estate No. 143033
154451 (10-29,11-5,11-12)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
MICHAEL D GINYARD SR.

Notice is given that Patrice Ginyard, whose address is 9807 Old Fort Rd, Fort Washington, MD 20744-4040, was on October 16, 2026 appointed Personal Representative of the estate of MICHAEL D GINYARD SR. who died on September 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 16th day of April, 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 April, 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.

PATRICE GINYARD
Personal Representative

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

Estate No. 143185
154452 (10-29,11-5,11-12)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
DONALD ELDRIDGE MEADOWS

Notice is given that Sheree Johnson, whose address is 2803 Botany Ln, Bowie, MD 20715, was on October 16, 2026 appointed Personal Representative of the estate of DONALD ELDRIDGE MEADOWS who died on July 8, 2026 with a will.

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

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

SHEREE 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. 142981
154453 (10-29,11-5,11-12)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
DONNA MAY ELLINGTON

Notice is given that Kevin Boyd Ellington, whose address is 6700 Fannon Dr, Bowie, MD 20720-4730, was on October 16, 2026 appointed Personal Representative of the estate of DONNA MAY ELLINGTON who died on May 4, 2026 with a will.

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

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

KEVIN BOYD ELLINGTON
Personal Representative

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

Estate No. 141776
154454 (10-29,11-5,11-12)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
MARY T INNISS

Notice is given that Floyd Armstrong, whose address is 13242 Whiteholm Dr, Upper Marlboro, MD 20774-1851, was on October 16, 2026 appointed Personal Representative of the estate of MARY T INNISS who died on September 23, 2026 with a will.

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

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

FLOYD ARMSTRONG
Personal Representative

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

Estate No. 143199
154455 (10-29,11-5,11-12)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
ANDREW ROBIN GRAY

Notice is given that Michelle Simon, Esquire, whose address is 401 North Washington Street, Suite 445, Rockville, Maryland 20850, was on September 30, 2026 appointed Personal Representative of the estate of ANDREW ROBIN GRAY, who died on April 21, 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.

MICHELLE SIMON, ESQUIRE
Personal Representative

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

Estate No. 133328
154489 (10-29,11-5,11-12)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
CATHERINE M SMITH

Notice is given that Darlene T Christian, whose address is 1077 Largo Rd Apt 105, Upper Marlboro, MD 20774-8651, was on October 14, 2026 appointed Personal Representative of the estate of CATHERINE M SMITH who died on February 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 14th day of April, 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 April, 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.

DARLENE T CHRISTIAN
Personal Representative

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

Estate No. 141414
154457 (10-29,11-5,11-12)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
THOMAS L MORRIS
AKA: THOMAS LEE MORRIS

Notice is given that Margaret Knox Morris, whose address is 6708 Orem Dr, Laurel, MD 20707-3238, was on October 14, 2026 appointed Personal Representative of the estate of THOMAS L MORRIS who died on August 26, 2026 with a will.

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

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

MARGARET KNOX MORRIS
Personal Representative

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

Estate No. 143113
154458 (10-29,11-5,11-12)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
CHARLES R WILLIAMS

Notice is given that Towanda L Moncrease, whose address is 4001 Gibbs St, Alexandria, VA 22309, was on October 14, 2026 appointed Personal Representative of the estate of CHARLES R WILLIAMS who died on October 12, 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 14th day of April, 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 April, 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.

TOWANDA L MONCREASE
Personal Representative

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

Estate No. 139533
154460 (10-29,11-5,11-12)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
MARGARET PIATT

Notice is given that Dallas A McKenney, whose address is 16020 Letcher Rd, Brandywine, MD 20613-9452, was on August 28, 2026 appointed Personal Representative of the estate of MARGARET PIATT who died on June 7, 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 28th 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 28th 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.

DALLAS A MCKENNEY
Personal Representative

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

Estate No. 142395
154461 (10-29,11-5,11-12)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
CAROLYN GLADYS ROSS MURRAY

Notice is given that David Murray, whose address is 14812 Pepper Tree Dr, Bowie, MD 20721-3022, was on February 6, 2026 appointed Personal Representative of the estate of CAROLYN GLADYS ROSS MURRAY who died on December 15, 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 6th 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 6th 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.

DAVID MURRAY
Personal Representative

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

Estate No. 140301
154462 (10-29,11-5,11-12)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
ODESSA HALEY
AKA: ODESSA P HALEY

Notice is given that Keith P Haley, whose address is 8709 Lake Edge Dr, Laurel, MD 20723-4908, and James L Haley III, whose address is 10422 Gloucester Ln, Cheltenham, MD 20623-1135 were on October 19, 2026 appointed Co-Personal Representatives of the estate of ODESSA HALEY who died on September 7, 2026 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the co-personal representatives shall file their objection with the Register of Wills on or before the 19th of April, 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 of April, 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.

KEITH P HALEY
JAMES L HALEY III
Co-Personal Representatives

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

Estate No. 143208
154463 (10-29,11-5,11-12)

The Prince George's Post

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LEGALS

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on December 2, 2005, a certain Deed of Trust was executed by Jessie J. Evans, and Clarence Evans as Grantor(s) in favor of Academy Mortgage, LLC as Beneficiary, and Mark C. McVearry as Trustee(s), and was recorded on January 12, 2006, in Book 24000, Page 466 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 August 4, 2015, and recorded on October 1, 2015, in Book 37461, Page 359, 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 9, 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 September 15, 2026 is $348,822.82; 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 November 10, 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: 1210 Chapel Oaks Drive, Capitol Heights, MD 20743

Tax ID: 18-2017382

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 $353,822.82.

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 $35,500.00 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 $35,500.00 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: September 17, 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 Six (6) in Block Lettered "O" in the Subdivision known as Section Three (3) "Chapel Oaks" as per plat recorded in plat book 1064 Folio 432 among the Land Records of Prince George's County, Maryland.

The improvements thereon being known as 1210 Chapel Oaks Drive.
Tax ID No. 18-2017382

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

154413 (10-22,10-29,11-5)

LEGALS

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on June 11, 2007, a certain Deed of Trust was executed by Beatrice Offer, f/k/a Beatrice O Crowder as Grantor(s) in favor of Seattle Mortgage Company as Beneficiary, and Ronald S. Deutsch as Trustee(s), and was recorded on August 22, 2007, in Book 28446, Page 289 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 September 21, 2023, and recorded on November 28, 2023, in Book 49325, Page 98, 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 September 16, 2026 is $372,640.88; 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 November 10, 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: 5028 Gunther Street, Capitol Heights, MD 20743

Tax ID: 18-2116770

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 $230,000.00.

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 $23,000.00 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 $23,000.00 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: September 22, 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"

Lots numbered Forty-one (41), Forty-Two (42), and Forty-Three (43), in Block numbered Thirty-six (36), in the subdivision known as "GREATER CAPITOL HEIGHTS", as per plat thereof recorded in Plat Book EDS 1 at Plat No. 62, among the Land Records of Prince George's County, Maryland.

Property Address: 5028 Gunther Street, Capitol Heights, MD 20743

BEING the same parcel of ground which by Deed of even date herewith and intended to be recorded immediately prior hereto among the Land Records of Prince George's, was granted and conveyed unto Breatrice O. Crowdser, also known as Beatrice M. Offer, the within named borrower, in fee simple.

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

154412 (10-22,10-29,11-5)

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 October 1, 2026 is $399,874.37; 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 November 24, 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.

TThe Secretary of Housing and Urban Development will bid $404,874.37.

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 $40,500.00 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 $40,500.00 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: October 1, 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 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

154552 (11-5,11-12,11-19)

LEGALS

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on October 12, 2007, a certain Deed of Trust was executed by Alice L. Stevenson, a/k/a Alice Lee Stevenson, and Jerome C. Stevenson as Grantor(s) in favor Vertical Lend Inc as Beneficiary, and Title Stream as Trustee(s), and was recorded on October 22, 2007, in Book 28840, Page 529 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 29, 2023, and recorded on April 5, 2023, in Book 48725, Page 234, 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 27, 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 August 18, 2026 is $380,442.60; 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 November 10, 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: 1119 Wentworth Drive, Oxon Hill, MD 20745

Tax ID: 12-1230911

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 $385,442.60.

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 $38,500.00 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 $38,500.00 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: September 17, 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"

SITUATED IN PRINCE GEORGE'S COUNTY, MARYLAND, AND DESCRIBED AS FOLLOWS:

LOT NUMBERED TWELVE (12) IN BLOCK GG IN A SUBDIVISION KNOWN AS SOUTH-LAWN PER PLAT THEREOF RECORDED IN PLAT BOOK 25 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

APN: 12-1230911

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

154410 (10-22,10-29,11-5)

LEGALS

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on November 16, 2007, a certain Deed of Trust was executed by Mary C Jones as Grantor(s) in favor Vertical Lend Inc. as Beneficiary, and Title Stream as Trustee(s), and was recorded on January 7, 2008, in Book 29186, Page 124 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 January 20, 2025, and recorded on March 26, 2025, in Book 50728, Page 556, 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 9, 2026, was not made and remains wholly unpaid as of the date of this notice, and for a period of longer than twelve (12) months, the Borrower has failed to physically occupy the Property because of physical or mental illness and the Property is not the principal residence of at least one other Borrower, and no payment has been made sufficient to restore to the loan to currency; and

WHEREAS, the entire amount delinquent as of September 14, 2026 is $237,593.74; 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 November 10, 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: 3120 Brinkley Road Unit #202, Temple Hills, MD 20748

Tax ID: 12-1333129

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 $242,593.74.

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 $24,300.00 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 $24,300.00 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: October 9, 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"

ALL THAT PIECE OR PARCEL OF GROUND SITUATE, LYING AND BEING IN THE TWELFTH (12TH) ELECTION DISTRICT OF PRINCE GEORGE'S COUNTY, STATE OF MARYLAND, BEING ALL OF THE SAME LAND WHICH THE SAID PARTIES OF THE FIRST PART, RUSSELL CLINTON KOONTZ (DECEASED) AND BRUCE EDWARD KOONTZ, OBTAINED FROM RUSSELL CLINTON KOONTZ, PERSONAL REPRESENTATIVE OF THE ESTATE OF HELEN E. NORRIS, DECEASED, (ESTATE NUMBER 39,119) BY DEED DATED THE 27TH DAY OF NOVEMBER 1992, RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, IN LIBER 8553 AT FOLIO 364 AND BEING DESCRIBED AS FOLLOWS, TO WIT:

UNIT NUMBERED 202 IN BUILDING NUMBERED 3 OF A PLAN OF

LEGALS

CONDOMINIUM ENTITLED "HUNTCREST CONDOMINIUM", AS PER PLATS AND PLANS THEREOF RECORDED IN PLAT BOOK W.W.W. 88 AT PLATS 21 THROUGH 30, BOTH INCLUSIVE, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND; AND BEING PART OF THE LAND AND PREMISES MADE SUBJECT TO A HORIZONTAL PROPERTY REGIME BY MASTER DEED DATED JANUARY 11, 1974 AND RECORDED IN LIBER 4324 AT FOLIO 745 ET SEQ, AMONG THE AFORESAID LAND RECORDS.

APN: 121333129

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

154411 (10-22,10-29,11-5)

LEGALS

TOWN OF LANDOVER HILLS | MARYLAND
REQUEST FOR PROPOSALS

INDEPENDENT ETHICS ATTORNEY / ETHICS OFFICER SERVICES

The Town of Landover Hills invites proposals from qualified Maryland attorneys and law firms to provide independent professional services in support of the Town's ethics program.

1. SCOPE OF SERVICES

Advisory services. Provide guidance and advisory opinions regarding the Town's ethics ordinance, conflicts of interest, financial disclosures, and applicable Maryland ethics laws.

Complaints and compliance. Review alleged ethics violations and assist with investigations when authorized; advise on compliance requirements applicable to elected and appointed officials and employees.

Policies and consultation. Review ethics policies and recommend updates; attend meetings as requested and provide timely consultation to authorized Town representatives.

2. MINIMUM QUALIFICATIONS

Applicants must be licensed to practice law in Maryland and in good standing; have relevant experience in municipal law, government ethics, administrative law, or related practice; demonstrate knowledge of Maryland Public Ethics Law and local ethics requirements; be able to provide independent, objective advice without disqualifying conflicts; and maintain appropriate professional liability insurance. Experience advising municipal ethics commissions or other public entities is preferred.

3. PROPOSAL REQUIREMENTS

Proposals must include: (a) a letter of interest; (b) an attorney résumé or firm profile and relevant qualifications; (c) a summary of comparable government or ethics work; (d) proposed hourly rates, retainer options, or other fee arrangements and anticipated expenses; (e) at least two professional references; and (f) disclosure of any actual or potential conflicts of interest involving the Town.

4. SELECTION PROCESS AND TIMELINE

The Town will review submitted proposals and conduct in-person candidate interviews at Town Hall. Final selection and contract award are subject to Town Council approval.

Proposal submission deadline November 19, 2026

In-person interviews at Town Hall November 23, 2026 to December 4, 2026

Council approval/Award December 9, 2026

Interview location: Landover Hills Town Hall, 6904 Taylor Street, Landover Hills, MD 20784.

5. SUBMISSION AND CONTACT INFORMATION

Submit electronically to: m.diaz@landoverhills.us
Questions: 301-773-6401
Email subject: RFP – Ethics Attorney Services

The Town reserves the right to reject any or all proposals, request additional information, conduct interviews, modify the selection schedule, and negotiate contract terms in accordance with applicable procurement requirements. Issuance of this RFP does not obligate the Town to award a contract.

154420 (10-29,11-5)

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

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
CHRISTOPHER LEON ALLEN

Notice is given that Jasmine Allen, whose address is 1406 Whistling Duck Dr, Upper Marlboro, MD 20774-7099, was on October 26, 2026 appointed personal representative of the small estate of Christopher Leon Allen, who died on June 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 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.

JASMINE 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. 143277

154522 (11-5)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
AVERY TILTON ECCLES

Notice is given that Vivian Townsell, whose address is 308 Fuller Ave, Upper Marlboro, MD 20774-8663, was on October 23, 2026 appointed personal representative of the small estate of Avery Tilton Eccles, who died on April 10, 2026 without a will.

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

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

VIVIAN TOWNSELL
Personal Representative

Cereta A. Lee
Register Of Wills For
Prince George's County
P.O. Box 1729
Upper Marlboro, MD 20773-1729

Estate No. 142691

154523 (11-5)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
DAVID ANDREW LLOYD

Notice is given that William A Lloyd, whose address is 12221 Van Brady Rd, Upper Marlboro, MD 20772-7924, was on October 21, 2026 appointed personal representative of the small estate of David Andrew Lloyd, who died on August 10, 2026 without a will.

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

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

WILLIAM A LLOYD
Personal Representative

Cereta A. Lee
Register Of Wills For
Prince George's County
P.O. Box 1729
Upper Marlboro, MD 20773-1729

Estate No. 142632

154524 (11-5)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
MILTON P TALBERT

Notice is given that Tracie R Cooper, whose address is 9701 Risen Star Dr, Upper Marlboro, MD 20772-3857, was on October 21, 2026 appointed personal representative of the small estate of Milton P Talbert, who died on October 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.

TRACIE R COOPER
Personal Representative

Cereta A. Lee
Register Of Wills For
Prince George's County
P.O. Box 1729
Upper Marlboro, MD 20773-1729

Estate No. 143239

154525 (11-5)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
WILLIE D SIBERT

Notice is given that David D Sibert, whose address is 14434 Colonel Fenwick Ct, Upper Marlboro, MD 20772-5923, was on October 6, 2026 appointed personal representative of the small estate of Willie D Sibert, who died on May 16, 2025 without a will.

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

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

DAVID D SIBERT
Personal Representative

Cereta A. Lee
Register Of Wills For
Prince George's County
P.O. Box 1729
Upper Marlboro, MD 20773-1729

Estate No. 137771

154526 (11-5)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
SHARON STRATTON

Notice is given that Easter M McCray, whose address is 1603 Addison Rd S, District Heights, MD 20747-1568, was on October 27, 2026 appointed personal representative of the small estate of Sharon Stratton, who died on July 11, 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.

EASTER M MCCRAY
Personal Representative

Cereta A. Lee
Register Of Wills For
Prince George's County
P.O. Box 1729
Upper Marlboro, MD 20773-1729

Estate No. 142874

154527 (11-5)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
HECTOR FRANCISCO AGUSTIN ZABALETA

Notice is given that Aurelia B Sabate, whose address is 6909 Holter Vista Dr, Frederick, MD 21702-3604, was on October 23, 2026 appointed personal representative of the small estate of Hector Francisco Agustin Zabaleta, who died on September 30, 2026 without a will.

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

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

AURELIA B SABATE
Personal Representative

Cereta A. Lee
Register Of Wills For
Prince George's County
P.O. Box 1729
Upper Marlboro, MD 20773-1729

Estate No. 143266

154528 (11-5)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
BRIAN KREAMER SR

Notice is given that Brian Kreamer Jr, whose address is 22423 Dark Star Way, Lexington Park, MD 20653, was on October 22, 2026 appointed personal representative of the small estate of Brian Kreamer Sr, who died on October 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 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.

BRIAN KREAMER 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. 143247

154529 (11-5)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
BRANDEN N DICKERSON-THREADGILL

Notice is given that Stacey Dickerson, whose address is 560 Main St #D476, New York, NY 10044-0007, was on October 27, 2026 appointed personal representative of the small estate of Branden N Dickerson-Threadgill, who died on March 8, 2026 without a will.

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

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

STACEY DICKERSON
Personal Representative

Cereta A. Lee
Register Of Wills For
Prince George's County
P.O. Box 1729
Upper Marlboro, MD 20773-1729

Estate No. 141780

154530 (11-5)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
ELIZABETH B PETTY

Notice is given that Kristine F Petty, whose address is 7821 Taggart Ct, Elkridge, MD 21075, was on October 27, 2026 appointed Personal Representative of the estate of ELIZABETH B PETTY who died on July 30, 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 27th day of April, 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 27th day of April, 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.

KRISTINE F PETTY
Personal Representative

Cereta A. Lee
Register Of Wills For
Prince George's County
P.O. Box 1729
Upper Marlboro, MD 20773-1729

Estate No. 143073

154536 (11-5,11-12,11-19)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
SARAH M STANTON

Notice is given that Donna L Hinson, whose address is 309 Johnson Farm Ln, Glen Burnie, MD 21061, was on October 23, 2026 appointed Personal Representative of the estate of SARAH M STANTON who died on August 9, 2026 with a will.

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

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

DONNA L HINSON
Personal Representative

Cereta A. Lee
Register Of Wills For
Prince George's County
P.O. Box 1729
Upper Marlboro, MD 20773-1729

Estate No. 143269

154537 (11-5,11-12,11-19)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
JOHNNIE W SMITH JR

Notice is given that Cecelia V. Smith, whose address is 3401 24th Ave, Temple Hills, MD 20748-2841, was on October 21, 2026 appointed Personal Representative of the estate of JOHNNIE W SMITH JR who died on February 25, 2026 with a will.

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

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

CECELIA V. SMITH
Personal Representative

Cereta A. Lee
Register Of Wills For
Prince George's County
P.O. Box 1729
Upper Marlboro, MD 20773-1729

Estate No. 141482

154538 (11-5,11-12,11-19)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
JOAN ANNE DUBBS

Notice is given that Joy Ann Seymer, whose address is 4003 William Ln, Bowie, MD 20715, was on April 17, 2026 appointed Personal Representative of the estate of JOAN ANNE DUBBS who died on March 12, 2026 with a will.

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

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

JOY ANN SEYMER
Personal Representative

Cereta A. Lee
Register Of Wills For
Prince George's County
P.O. Box 1729
Upper Marlboro, MD 20773-1729

Estate No. 141145

154539 (11-5,11-12,11-19)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
JOSEPH BULLOCK

Notice is given that Antonio Garces, whose address is 2009 Naylor Rd SE, Washington, DC 20020-6807, and Joseph Wood, whose address is 9524 Stoney Ridge Rd, Springdale, MD 20774-5442 were on October 23, 2026 appointed Co-Personal Representatives of the estate of JOSEPH BULLOCK who died on June 23, 2026 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the 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 23rd of April, 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 23rd of April, 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.

ANTONIO GARCES
JOSEPH WOOD
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. 143068

154550 (11-5,11-12,11-19)

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LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
SHELIA MARCELLA WALKER

Notice is given that Larkée M Goodwin, whose address is 841 Bonneview Rd Apt 2A, York, PA 17406-2003, was on October 23, 2026 appointed Personal Representative of the estate of SHELIA MARCELLA WALKER, who died on August 21, 2026 without a will.

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

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

LARKÉE M GOODWIN
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 143147
154541 (11-5,11-12,11-19)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
HASIBA NABILA ALI

Notice is given that Malik Ali, whose address is 1114 Winding Brooke Ct, Bowie, MD 20721, was on October 26, 2026 appointed Personal Representative of the estate of HASIBA NABILA ALI, who died on November 28, 2024 without a will.

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

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

MALIK ALI
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 138109
154543 (11-5,11-12,11-19)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
CAROLYN REBECCA BAKER

Notice is given that Keshia Jemel Henderson, whose address is 9202 Crockett Pl, Upper Marlboro, MD 20772, was on October 22, 2026 appointed Personal Representative of the estate of CAROLYN REBECCA BAKER, who died on May 3, 2026 without a will.

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

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

KESHIA JEMEL HENDERSON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 143235
154545 (11-5,11-12,11-19)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
LUDIE J SIMS

Notice is given that Eric Sims, whose address is 3005 S Leisure World Blvd Apt 101, Silver Spring, MD 20906-8302, was on October 21, 2026 appointed Personal Representative of the estate of LUDIE J SIMS, who died on November 8, 2025 without a will.

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

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

ERIC SIMS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 143233
154546 (11-5,11-12,11-19)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
PHILIP KWAKYE
AKA: PHILIP N KWAKYE

Notice is given that Akosua Kwakyewaa, whose address is 625 Chesapeake Street SE, #B13, Washington, DC 20032, was on February 6, 2023 appointed Personal Representative of the estate of PHILIP KWAKYE, who died on March 3, 2021 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 August, 2023.

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 August, 2023.

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.

AKOSUA KWAKYEWAA
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 128077
154547 (11-5,11-12,11-19)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
AVIS FARMER

Notice is given that Avice R Pasley, whose address is 905 E Meadows Ct, Oxon Hill, MD 20745-2861, was on September 1, 2026 appointed Personal Representative of the estate of AVIS FARMER, who died on May 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 1st day of March, 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 1st day of March, 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.

AVICE R PASLEY
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 142675
154548 (11-5,11-12,11-19)

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SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

800 NAEVE COURT
ACCOKEEK, MD 20607

By authority contained in a Deed of Trust dated November 6, 2024 and recorded in Liber 50498, Folio 32, among the Land Records of Prince George's County, Maryland, with an original principal balance of $645,400.00, and an interest rate of 5.500%, 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

NOVEMBER 24, 2026 AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of $64,000.00 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

154511 (11-5,11-12,11-19)

LEGALS

Alicia M. Balanesi, Esq.
RKW Law Group
10 N. Jefferson Street, Suite 200
Frederick, Maryland 21701
240-220-2413

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WANDA C. WITMER

Notice is given that Richard B. Witmer, whose address is 1481 Braden Loop, Glen Burnie, Maryland 21061, was on October 20, 2026 appointed Personal Representative of the estate of WANDA C. WITMER who died on February 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 20th day of April, 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 20th day of April, 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.

RICHARD B. WITMER
Personal Representative

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

Estate No. 143098

154535 (11-5,11-12,11-19)

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LISA RANCK

Notice is given that Marc Ranck, whose address is 15641 Granlund Street, Winter Garden, FL 34787, was on October 23, 2026 appointed Personal Representative of the estate of LISA RANCK, who died on August 6, 2026 without a will.

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

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

MARC RANCK
Personal Representative

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

Estate No. 143213

154540 (11-5,11-12,11-19)

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

9713 WESHIRE DRIVE
UPPER MARLBORO, MD 20774

By authority contained in a Deed of Trust dated September 4, 2020 and recorded in Liber 44379, Folio 310, modified by Loan Modification Agreement recorded on October 13, 2022, at Liber No. 48213, Folio 206, and further modified by Loan Modification Agreement recorded on July 21, 2025, at Liber No. 51100, Folio 161, among the Land Records of Prince George's County, Maryland, with an original principal balance of $420,826.00, 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

NOVEMBER 17, 2026 AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of $35,000.00 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
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www.tidewaterauctions.com
www.Auction.com

154422 (10-29,11-5,11-12)

LEGALS

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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

NOVEMBER 17, 2026 AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of $6,700.00 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

154424 (10-29,11-5,11-12)

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

4301 19TH AVENUE
TEMPLE HILLS, MD 20748

By authority contained in a Deed of Trust dated March 17, 2009 and recorded in Liber 30502, Folio 2, modified by Loan Modification Agreement recorded on September 4, 2020, at Liber No. 44062, Folio 92, among the Land Records of Prince George's County, Maryland, with an original principal balance of $176,250.00, and an interest rate of 5.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

NOVEMBER 17, 2026 AT 11:30 AM

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

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

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

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

154423 (10-29,11-5,11-12)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

2202 MARBURY DRIVE
DISTRICT HEIGHTS, MD 20747

By authority contained in a Deed of Trust dated May 31, 2019 and recorded in Liber 42243, Folio 175, modified by Loan Modification Agreement recorded on July 23, 2025, at Liber No. 51108, Folio 385, among the Land Records of Prince George's County, Maryland, with an original principal balance of $291,000.00, and an interest rate of 7.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

NOVEMBER 17, 2026 AT 11:30 AM

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

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

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

Richard E. Solomon, et al.,
Substitute Trustees

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

154425 (10-29,11-5,11-12)

The Prince George's Post

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301.627.0900

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
LILLIAN MARIE ROBINSON

Notice is given that Gloria Robinson, whose address is 9941 Raintree Way, Clinton, MD 20735, was on October 16, 2026 appointed Personal Representative of the estate of LILLIAN MARIE ROBINSON, who died on May 3, 2026 without a will.

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

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

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

Estate No. 143152

154476 (10-29,11-5,11-12)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
YVONNE INNISS

Notice is given that Floyd Armstrong, whose address is 13242 Whiteholm Dr, Upper Marlboro, MD 20774-1851, was on October 16, 2026 appointed Personal Representative of the estate of YVONNE INNISS, who died on June 3, 2026 without a will.

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

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

FLOYD ARMSTRONG
Personal Representative

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

Estate No. 143198

154477 (10-29,11-5,11-12)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
HORACE WILLIAM GAINEY JR

Notice is given that April Moore, whose address is 5202 Larwin Ter, Temple Hills, MD 20748, was on October 16, 2026 appointed Personal Representative of the estate of HORACE WILLIAM GAINEY JR, who died on December 16, 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 16th day of April, 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 April, 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.

APRIL MOORE
Personal Representative

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

Estate No. 115923

154478 (10-29,11-5,11-12)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
ANTOINETTE YOUNG

Notice is given that Michael Young, whose address is 7117 Dewdrop Way, Clinton, MD 20735, was on October 16, 2026 appointed Personal Representative of the estate of ANTOINETTE YOUNG, who died on September 8, 2026 without a will.

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

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

MICHAEL YOUNG
Personal Representative

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

Estate No. 143094

154479 (10-29,11-5,11-12)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
RAY JOHNSON
AKA: RAY ALLAN JOHNSON

Notice is given that Deirdre Theresa Johnson, whose address is 3706 Polo Pl, Upper Marlboro, MD 20772-4033, was on October 15, 2026 appointed Personal Representative of the estate of RAY JOHNSON, who died on September 16, 2026 without a will.

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

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

DEIRDRE THERESA 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. 143205

154481 (10-29,11-5,11-12)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
ELSA GHERSI

Notice is given that Angela Ghersi, whose address is 2006 S Old Mill Dr, Pocomoke City, MD 21851-2718, was on October 13, 2026 appointed Personal Representative of the estate of ELSA GHERSI, who died on August 21, 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 April, 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 April, 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.

ANGELA GHERSI
Personal Representative

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

Estate No. 142934

154485 (10-29,11-5,11-12)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
BETTIE O. MCLEOD

Notice is given that Aman McLeod, whose address is 1312 Audubon Rd, Grosse Pointe Park, MI 48230-1154, was on October 13, 2026 appointed Personal Representative of the estate of BETTIE O. MCLEOD, who died on March 2, 2026 without a will.

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

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

AMAN MCLEOD
Personal Representative

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

Estate No. 142782

154486 (10-29,11-5,11-12)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
EUGENE VINSON III

Notice is given that Rahgeena Preble, whose address is 2106 Savannah Ter SE Apt G, Washington, DC 20020-2109, was on October 13, 2026 appointed Personal Representative of the estate of EUGENE VINSON III, who died on October 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 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 April, 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 April, 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.

RAHGEENA PREBLE
Personal Representative

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

Estate No. 140031

154487 (10-29,11-5,11-12)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
MAE FRANCES JOHNSON

Notice is given that Lisa Michelle Ellis, whose address is 2601 Park Center Dr Apt C1403, Alexandria, VA 22302-1480, was on October 15, 2026 appointed Personal Representative of the estate of MAE FRANCES JOHNSON, who died on January 3, 2026 without a will.

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

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

LISA MICHELLE ELLIS
Personal Representative

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

Estate No. 142835

154488 (10-29,11-5,11-12)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
JACKIE T DRUMMOND

Notice is given that Jacqueese G Drummond, whose address is 11437 Falcon Ridge Ct, Beltsville, MD 20705, was on October 19, 2026 appointed Personal Representative of the estate of JACKIE T DRUMMOND, who died on June 4, 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 April, 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 April, 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.

JACQUEESE G DRUMMOND
Personal Representative

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

Estate No. 143133

154475 (10-29,11-5,11-12)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
VERNON A JACKSON
AKA: VERNON ARNOLD JACKSON

Notice is given that Barry Jackson, whose address is 2304 Dressage Ct, Upper Marlboro, MD 20774-9017, was on October 20, 2026 appointed Personal Representative of the estate of VERNON A JACKSON, who died on August 30, 2026 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 20th day of April, 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 20th day of April, 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.

BARRY JACKSON
Personal Representative

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

Estate No. 143071

154473 (10-29,11-5,11-12)

Diana Khan
10451 Mill Run Cir #755
Owings Mills, MD 21117
240-553-3133

NOTICE TO CREDITORS OF APPOINTMENT OF FOREIGN PERSONAL REPRESENTATIVE

NOTICE IS GIVEN that the court of El Paso county, Colorado appointed Chrystiann Kanich, whose address is 816 Causez Ave, Claymont, DE 19703, as the Personal Representative of the Estate of Thomas Joseph Spencer who died on March 31, 2025 domiciled in El Paso, Colorado USA.

The Maryland resident agent for service of process is Diana Khan, whose address is 10451 Mill Run Cir #755 Owings Mills, MD 21117.

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.

CHRYSTIANN KANICH
Foreign Personal Representative

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

Estate No. 143166

154490 (10-29,11-5,11-12)

LEGALS

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

In The Estate Of:
DEVERA E. ZAINAL

Estate No.: 141293

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Hakim Zainal 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 **January 14, 2027 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

154534 (11-5,11-12)

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