

*The Prince
George's Post
Newspaper*

Call (301) 627-0900

or

Fax (301) 627-6260

*Your Newspaper
of
Legal Record*

LEGALS

ORDER OF PUBLICATION

EPCOT MD LLC

Plaintiff

v.

The Great House Maryland LLC

Lynk Investments, LLC

Allan P Feigelson

David Charles Bassler

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

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

State of Maryland

All unknown owners of the property (8501 TIMOTHY RD BRANDY-WINE 20613-0000 being known as District - 11 Account Identifier - 1181650 with a legal description of Pt Lot 29 76,444.0000 Sq.Ft. & Imps. Brandywine Heights Lot 29 on the Tax Roll of the Director of Finance), the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest and any and all persons having or claiming to have any interest in the property.

Defendants

IN THE CIRCUIT COURT FOR
PRINCE GEORGE’S COUNTY
Case No. C-16-CV-25-006446

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 8501 TIMOTHY RD BRANDYWINE 20613-0000 being known as District - 11 Account Identifier - 1181650 with a legal description of Pt Lot 29 76,444.0000 Sq.Ft. & Imps. Brandywine Heights Lot 29 on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George’s County, State of Maryland to EPCOT MD LLC, the Plaintiff.

A description of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: 8501 TIMOTHY RD BRANDYWINE 20613-0000 being known as District - 11 Account Identifier - 1181650 with a legal description of Pt Lot 29 76,444.0000 Sq.Ft. & Imps. Brandywine Heights Lot 29 on the Tax Roll of the Director of Finance.

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

It is thereupon this 18th day of November, 2025, by the Circuit Court for Prince George’s County, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 20th day of January, 2026 and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting title to the property in Plaintiff, free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
151263 (11-27,12-4,12-11)

LEGALS

NOTICE TO CREDITORS
APPOINTMENT OF
FOREIGN PERSONAL
REPRESENTATIVE

NOTICE IS GIVEN that the Circuit Court of Fairfax county, Virginia appointed Edith May Eshleman, whose address is 8112 Long Shadows Dr, Fairfax Station, VA 22039-2525, as the Personal Representative of the Estate of Edith Emma Eshleman who died on August 13, 2020 domiciled in Virginia.

The Maryland resident agent for service of process is Alexandra Burrell-Hodges, whose address is 12507 Whisper Trace Dr, Ocean City, MD 21842-9171.

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.

EDITH MAY ESHLEMAN
Foreign Personal Representative

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

Estate No. 139414
151319 (12-4,12-11,12-18)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BRIDGETT TAYLOR

Notice is given that Lydia Kargbo, whose address is 7105 Megan Ln, Greenbelt, MD 20770-3015, was on November 7, 2025 appointed Personal Representative of the estate of BRIDGETT TAYLOR, who died on May 6, 2025 without a will.

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

All 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 7th day of May, 2026.

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

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

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

LYDIA KARGBO
Personal Representative

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

Estate No. 137559
151222 (11-20,11-27,12-4)

THIS COULD BE
YOUR AD!

Call 301-627-0900
for a quote.

LEGALS

Marc W Boland
4419 East West Highway
Bethesda, MD 20814
301-951-0555

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DONNA LEE TIPPETT MILLER
AKA: DONNA L MILLER

Notice is given that Charles V Cooley, whose address is 6200 Old Washington Rd, Elkridge, MD 21075, was on November 14, 2025 appointed Personal Representative of the estate of DONNA LEE TIPPETT MILLER who died on June 1, 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 May, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 14th day of May, 2026.

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

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

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

CHARLES V COOLEY
Personal Representative

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

Estate No. 138767
151281 (11-27,12-4,12-11)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARGARET ANN HERSH

Notice is given that Joel G Hersh, whose address is 2508 Airy Hill Cir #4, Crofton, MD 21114-2730, and Dawn R Carter, whose address is 9520 Worrell Ave, Lanham, MD 20706-4033, were on Novmber 7, 2025 appointed Co-Personal Representatives of the estate of MARGARET ANN HERSH who died on August 31, 2025 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the co-personal representatives shall file their objection with the Register of Wills on or before the 7th day of May, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 7th day of May, 2026.

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

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

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

JOEL G HERSH
DAWN R CARTER
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. 138906
151221 (11-20,11-27,12-4)

Robert M. Burke
300 Charles Street
PO Box 2283
La Plata, MD 20646
240-349-2768

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HENRY HUGH HAIRSTON

Notice is given that Nicole Annette Johnson, whose address is 5906 S Mills Manor Ct, Fredericksburg, VA 22407-9235, was on November 18, 2025 appointed Personal Representative of the estate of HENRY HUGH HAIRSTON who died on August 24, 2025 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 18th day of May, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 18th day of May, 2026.

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

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

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

NICOLE ANNETTE 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. 139229
151276 (11-27,12-4,12-11)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ELNORA OXENDINE

Notice is given that Lori J Oxendine, whose address is 1214 Gold St N, Wilson, NC 27893-2402, was on November 17, 2025 appointed Personal Representative of the estate of ELNORA OXENDINE who died on January 24, 2025 with a will.

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

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

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 17th day of May, 2026.

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

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

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

LORI J OXENDINE
Personal Representative

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

Estate No. 138462
151277 (11-27,12-4,12-11)

LEGALS

Burridge duBois, Esquire
14300 Gallant Fox Lane, Suite 103
Bowie, Maryland 20715
301-464-3900 x30

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CHARLES CLIFFORD HOLT, JR.

Notice is given that Gwendolyn Holt Paylor, whose address is 6990 Hanover Pkwy, Unit 100, Greenbelt, MD 20770, was on November 13, 2025 appointed Personal Representative of the estate of CHARLES CLIFFORD HOLT, JR., who died on December 30, 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 13th day of May, 2026.

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

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

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

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

GWENDOLYN HOLT PAYLOR
Personal Representative

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

Estate No. 139278
151285 (11-27,12-4,12-11)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JENETTE BLAIR CATHNOTT

Notice is given that Taneisha Jacson, whose address is 5023 36th Pl, Hyattsville, MD 20782-3909, was on October 21, 2025 appointed Personal Representative of the estate of JENETTE BLAIR CATHNOTT who died on December 13, 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 of the personal representative shall file their objection with the Register of Wills on or before the 21st day of April, 2026.

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

TANEISHA JACSON
Personal Representative

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

Estate No. 138848
151278 (11-27,12-4,12-11)

LEGALS

Jimi Kolawole Esq
7517 Cedar Grove Lane
Elkridge, MD 21075
443-546-8146

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
FELICIA O BOKORO

Notice is given that Joseph E Obidegwu, whose address is 9609 Dyson Rd, Brandywine, MD 20613, was on November 12, 2025 appointed Personal Representative of the estate of FELICIA O BOKORO, who died on May 18, 2025 without a will.

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

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

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

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

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

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

JOSEPH E OBIDEGWU
Personal Representative

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

Estate No. 138562
151286 (11-27,12-4,12-11)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ELIZABETH KUBE ELLIOTT-
BAVOR

Notice is given that Jeffrey Alomenu Toussaint Elliott-Sampson, whose address is 15722 Erwin Ct, Bowie, MD 20716-2632, was on November 14, 2025 appointed Personal Representative of the estate of ELIZABETH KUBE ELLIOTT-BAVOR who died on July 29, 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 May, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 14th day of May, 2026.

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

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

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

JEFFREY ALOMENU TOUSSAINT
ELLIOTT-SAMPSON
Personal Representative

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

Estate No. 139330
151279 (11-27,12-4,12-11)

Michelle Bell Esq
1455 Pennsylvania Ave NW Ste 400
Washington, DC 20004-1017
240-230-3632

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EPHRAIM ALOYSIUS JOHNSON

Notice is given that Bridget Kwisuja Mpuva-Johnson, whose address is 9527 Westerdale Dr, Upper Marlboro, MD 20774, was on November 13, 2025 appointed Personal Representative of the estate of EPHRAIM ALOYSIUS JOHNSON, who died on May 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 May, 2026.

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

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

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

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

BRIDGET KWISUJA MPUYA-
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. 138560
151287 (11-27,12-4,12-11)

IT PAYS TO
ADVERTISE!

Brenda Boice at
301-627-0900

The Prince George’s Post

LEGALS

ORDER OF PUBLICATION

TAX AUCTION OF EAST COAST, LLC
c/o Eskin Law, LLC
1700 Reisterstown Road, Suite 212
Baltimore, MD 21208

Plaintiff,

Youssef Sawadogo

Prince George’s County

Office of Finance of Prince George’s County

State of Maryland
Office of the Attorney General

Daniel Desire Teba

and

All unknown owners of the property (7125 CARRIAGE HILL DR LAUREL 20707-0000 being known as District - 10 Account Identifier - 1124858 with a legal description of 5,487.0000 Sq.Ft. & Imps Carriage Hill Lot 29 Assmt \$412,433 Lib 31242 FI 055 and assessed to Sawadogo Youssef, on the Tax Roll of the Director of Finance), the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest and any and all persons having or claiming to have any interest in the property.

Defendants

In the Circuit Court for Prince George’s County
Case No.: C-16-CV-25-006336

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 7125 CARRIAGE HILL DR LAUREL 20707-0000 being known as District - 10 Account Identifier - 1124858 with a legal description of 5,487.0000 Sq.Ft. & Imps Carriage Hill Lot 29 Assmt \$412,433 Lib 31242 FI 055 and assessed to Sawadogo Youssef, on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George’s County, State of Maryland to TAX AUCTION OF EAST COAST, LLC, the Plaintiff.

A description of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: 7125 CARRIAGE HILL DR LAUREL 20707-0000 being known as District - 10 Account Identifier - 1124858 with a legal description of 5,487.0000 Sq.Ft. & Imps Carriage Hill Lot 29 Assmt \$412,433 Lib 31242 FI 055 and assessed to Sawadogo Youssef, on the Tax Roll of the Director of Finance.

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

It is thereupon this 18th day of November, 2025, by the Circuit Court for Prince George’s County, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George’s County once a week for three consecutive weeks, warning all persons interested in the property to appear in this Court by the 21st day of January, 2026, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting title to the property in Plaintiff, free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
151249 (11-27,12-4,12-11)

LEGALS

ORDER OF PUBLICATION

TAX AUCTION OF EAST COAST, LLC
c/o Eskin Law, LLC
1700 Reisterstown Road, Suite 212
Baltimore, MD 21208

Plaintiff,

Raul P. Lucero

Prince George’s County

Office of Finance of Prince George’s County

State of Maryland
Office of the Attorney General

Lourdes Lucero

and

All unknown owners of the property (5001 GREENBELT RD COLLEGE PARK 20740-0000 being known as District - 21 Account Identifier - 2400638 with a legal description of 11,410.0000 Sq.Ft. & Imps. West Berwyn Lot 13 Blk C Assmt \$363,300 Lib 28169 FI 632 and assessed to Lucero Raul P. & Lourdes, on the Tax Roll of the Director of Finance), the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest and any and all persons having or claiming to have any interest in the property.

Defendants

In the Circuit Court for Prince George’s County
Case No.: C-16-CV-25-006377

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 5001 GREENBELT RD COLLEGE PARK 20740-0000 being known as District - 21 Account Identifier - 2400638 with a legal description of 11,410.0000 Sq.Ft. & Imps. West Berwyn Lot 13 Blk C Assmt \$363,300 Lib 28169 FI 632 and assessed to Lucero Raul P. & Lourdes, on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George’s County, State of Maryland to TAX AUCTION OF EAST COAST, LLC, the Plaintiff.

A description of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: 5001 GREENBELT RD COLLEGE PARK 20740-0000 being known as District - 21 Account Identifier - 2400638 with a legal description of 11,410.0000 Sq.Ft. & Imps. West Berwyn Lot 13 Blk C Assmt \$363,300 Lib 28169 FI 632 and assessed to Lucero Raul P. & Lourdes, on the Tax Roll of the Director of Finance.

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

It is thereupon this 17th day of November, 2025, by the Circuit Court for Prince George’s County, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George’s County once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 20th day of January, 2026, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting title to the property in Plaintiff, free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
151250 (11-27,12-4,12-11)

LEGALS

ORDER OF PUBLICATION

TAX AUCTION OF EAST COAST, LLC
c/o Eskin Law, LLC
1700 Reisterstown Road, Suite 212
Baltimore, MD 21208

Plaintiff,

Manuel De Jesus Merlos Rivera

Prince George’s County

Office of Finance of Prince George’s County

State of Maryland
Office of the Attorney General

Yoene Elena Lemus Rodriguez

and

All unknown owners of the property (17601 EAGLE HARBOR RD AQUASCO 20608-0000 being known as District - 08 Account Identifier - 0832345 with a legal description of 8.0000 Acres. & Imps. Assmt \$322,033 Map 183 Grid A3 Par 017 Lib 43622 FI 205 and assessed to Rivera Manuel De Jesus M. Etl. on the Tax Roll of the Director of Finance), the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest and any and all persons having or claiming to have any interest in the property.

Defendants

In the Circuit Court for Prince George’s County
Case No.: C-16-CV-25-006378

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 17601 EAGLE HARBOR RD AQUASCO 20608-0000 being known as District - 08 Account Identifier - 0832345 with a legal description of 8.0000 Acres. & Imps. Assmt \$322,033 Map 183 Grid A3 Par 017 Lib 43622 FI 205 and assessed to Rivera Manuel De Jesus M. Etl. on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George’s County, State of Maryland to TAX AUCTION OF EAST COAST, LLC, the Plaintiff.

A description of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: 17601 EAGLE HARBOR RD AQUASCO 20608-0000 being known as District - 08 Account Identifier - 0832345 with a legal description of 8.0000 Acres. & Imps. Assmt \$322,033 Map 183 Grid A3 Par 017 Lib 43622 FI 205 and assessed to Rivera Manuel De Jesus M. Etl. on the Tax Roll of the Director of Finance.

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

It is thereupon this 17th day of November, 2025, by the Circuit Court for Prince George’s County, ORDERED, that notice be given by the insertion of a copy of this Order in

LEGALS

some newspaper having a general circulation in Prince George’s County once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 20th day of January, 2026, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting title to the property in Plaintiff, free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
151251 (11-27,12-4,12-11)

LEGALS

ORDER OF PUBLICATION

Wright Properties, LLC

Petitioner,

v.

Sam Davenport,
Prince George’s County, Maryland

And

UNKNOWN OCCUPANT (if any)
Leasing the property at
8704 Jolly Dr, Fort Washington, MD 20744

And

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY:
8704 Jolly Dr, Fort Washington, MD 20744, Parcel No. 09-0923235

And

UNKNOWN OWNERS OF THE PROPERTY:
8704 Jolly Dr, Fort Washington, MD 20744, Parcel No. 09-0923235

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
Case No.: C-16-CV-25-006474

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

All that property in Prince George’s County described as: **Tax Account Number: 09-0923235, 17,669.0000 Sq.Ft. Oaklawn Manor Lot 14 Blk G Assmt \$3,500 Lib 06207 FI 850 and assessed to Davenport Sam.**

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

It is thereupon this 18th day of November, 2025, 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 20th day of January 2026, and redeem the property with Parcel Identification Number 09-0923235 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
151246 (11-27,12-4,12-11)

LEGALS

ORDER OF PUBLICATION

Zero Dot, LLC
c/o Eskin Law, LLC
1700 Reisterstown Road, Suite 212
Pikesville, MD 21208

Plaintiff,

TYLER NGUYEN

Prince George’s County

Office of Finance of Prince George’s County

State of Maryland
Office of the Attorney General

All unknown owners of the property (5917 CROWN ST CAPITOL HEIGHTS 20743-0000 being known as District - 18 Account Identifier - 2047157 with a legal description of LOTS 91 & 92 on the Tax Roll of the Director of Finance), the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest and any and all persons having or claiming to have any interest in the property.

Defendants

In the Circuit Court for Prince George’s County
Case No.: C-16-CV-25-006460

The object of this proceeding is to secure foreclosure of all rights of re-

demption from tax sale on the property known as 5917 CROWN ST CAPITOL HEIGHTS 20743-0000 being known as District - 18 Account Identifier - 2047157 with a legal description of LOTS 91 & 92 on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George’s County, State of Maryland to Zero Dot, LLC, the Plaintiff.

A description of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: 5917 CROWN ST CAPITOL HEIGHTS 20743-0000 being known as District - 18 Account Identifier - 2047157 with a legal description of LOTS 91 & 92 on the Tax Roll of the Director of Finance.

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

It is thereupon this 18th day of November, 2025, by the Circuit Court for Prince George’s County, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George’s County once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 20th day of January, 2026, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting title to the property in Plaintiff, free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
151252 (11-27,12-4,12-11)

LEGALS

ORDER OF PUBLICATION

Zero Dot, LLC
c/o Eskin Law, LLC
1700 Reisterstown Road, Suite 212
Pikesville, MD 21208

Plaintiff,

v.

NAN LUO

Prince George’s County

Office of Finance of Prince George’s County

State of Maryland
Office of the Attorney General

All unknown owners of the property (9115 WELLINGTON PL LANHAM 20706-0000 being known as District - 20 Account Identifier - 2200392 with a legal description of 10,053.0000 Sq.Ft. & Imps. Greenwood Forest Lot 9 Blk B Assmt \$359,633 Lib 40501 FI 096 and assessed to Luo Nan. on the Tax Roll of the Director of Finance), the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest and any and all persons having or claiming to have any interest in the property.

Defendants

In the Circuit Court for Prince George’s County
Case No.: C-16-CV-25-006461

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 9115 WELLINGTON PL LANHAM 20706-0000 being known as District - 20 Account Identifier - 2200392 with a legal description of 10,053.0000 Sq.Ft. & Imps. Greenwood Forest Lot 9 Blk B Assmt \$359,633 Lib 40501 FI 096 and assessed to Luo Nan on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George’s County, State of Maryland to Zero Dot, LLC, the Plaintiff.

A description of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: 9115 WELLINGTON PL LANHAM 20706-0000 being known as District - 20 Account Identifier - 2200392 with a legal description of 10,053.0000 Sq.Ft. & Imps. Greenwood Forest Lot 9 Blk B Assmt \$359,633 Lib 40501 FI 096 and assessed to Luo Nan on the Tax Roll of the Director of Finance.

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

It is thereupon this 18th day of November, 2025, by the Circuit Court for Prince George’s County, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George’s County once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 20th day of January, 2026, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting title to the property in Plaintiff, free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
151253 (11-27,12-4,12-11)

LEGALS

ORDER OF PUBLICATION

Wright Properties, LLC

Petitioner,

v.

Rafael A Marquez,
Prince George’s County, Maryland

And

UNKNOWN OCCUPANT (if any)
Leasing the property at
2545 Oak Glen Way, District Heights, MD 20747

And

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY:
2545 Oak Glen Way, District Heights, MD 20747, Parcel No. 06-0603621

And

UNKNOWN OWNERS OF THE PROPERTY:
2545 Oak Glen Way, District Heights, MD 20747, Parcel No. 06-0603621

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
Case No.: C-16-CV-25-006442

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

All that property in Prince George’s County described as: **Tax Account Number: 06-0603621, Pt Lt 101 (20 050 Sf To 3686359 STR 05) 24,750.0000 Sq.Ft. Sunny Acres Lot 101 Assmt \$49,100 Lib 41074 FI 023 and assessed to Marquez Rafael A.**

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

It is thereupon this 18th day of November, 2025, 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 20th day of January 2026, and redeem the property with Parcel Identification Number 06-0603621 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
151247 (11-27,12-4,12-11)

Juan El-Amin
10905 Fort Washington Road
Fort Washington, MD 20744
301-292-8357

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
SANDRA G LYONS

Notice is given that Steve Lyons, whose address is 9968 Old Fort Rd, Fort Washington, MD 20744, was on November 14, 2025 appointed Personal Representative of the estate of SANDRA G LYONS, who died on August 22, 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 14th day of May, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 14th day of May, 2026.

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

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

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

STEVE LYONS
Personal Representative

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

Estate No. 139215

151288 (11-27,12-4,12-11)

ORDER OF PUBLICATION

Wright Properties, LLC

v.

Jerusalem A M E Church AKA Jerusalem, Allfirst Bank, M&T Bank, Prince George’s County, Maryland, State of Maryland,

And

UNKNOWN OCCUPANT (if any)
Leasing the property at
00000 Keebler Dr, Clinton, MD 20735

And

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY:
00000 Keebler Dr, Clinton, MD 20735, Parcel No. 09-0882035

And

UNKNOWN OWNERS OF THE PROPERTY:
00000 Keebler Dr, Clinton, MD 20735, Parcel No. 09-0882035

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
Case No.: C-16-CV-25-006456

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

All that property in Prince George’s County described as: **Tax Account Number: 09-0882035, 2.0200 Acres. Assmt \$17,500 Map 116 Grid C1 Par 218 Lib 15647 FI 654 and assessed to Jerusalem A M E Church.**

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

It is thereupon this 18th day of November, 2025, 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 20th day of January 2026, and redeem the property with Parcel Identification Number 09-0882035 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
151248 (11-27,12-4,12-11)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
MICHAEL WILLIE REED

Notice is given that Markita Anita Reed, whose address is 7609 Seans Ter, Lanham, MD 20706-1341, and Monica Christina Reed Campbell, whose address is 4021 Winkle Rd, Randallstown, MD 21135-4034, were on November 14, 2025 appointed Co-Personal Representatives of the estate of MICHAEL WILLIE REED who died on September 26, 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 co-personal representatives or the attorney.

All interested persons or unpaid claimants having any objection to the appointment of the co-personal representatives shall file their objection with the Register of Wills on or before the 14th day of May, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 14

LEGALS

ORDER OF PUBLICATION

Gallagher Elden Law, LLC
1906 Towne Center Blvd., Suite 265
Annapolis, MD 21401

v. Plaintiff,

Estate of Bessie White
c/o Rachel Scott
4300 Ethland Avenue
Baltimore, MD 21207

Serve On: PR John Pumphrey
3916 Gwynn Falls Pkwy
Baltimore, Maryland
21216

&

Estate of Grace Pumphrey
Serve On: PR Lucille Hedspeth
2612 Chelsea Terrace
Baltimore, Maryland
21216

&

Estate of Elsie Price
Serve On: PR Rachel Scott
4300 Ethland Avenue
Baltimore, MD 21207
Serve On: Estate of Rachel Scott
PR Barry Scott
643 Westview Street
Philadelphia, Pennsylvania
19119

&

Estate of Frederick Scott, Jr.
Serve On: PR Matt C. Wathen, Esq.
658 Kenilworth Dr.
Ste. 203
Towson, Maryland
21204-2334

&

Estate of David Scott
Serve On: PR M Elizabeth Scott
830 W 40th St., Apt. 553
Baltimore, Maryland
21211-2178

&

Estate of Rachel Scott
Serve On: PR Barry Scott
643 Westview Street
Philadelphia, Pennsylvania
19119

&

Patricia Waddy
6923 Tolling Bells Ct
Columbia, MD 21044

&

Ada Armstead
3806 Hillsdale Road
Gwynn Oak, Maryland 21207

&

Estate of Elizabeth East
Serve On: Alt. PR Myron C. East
914 N Woodington Rd
Baltimore, Maryland
21229

&

Estate of Ernest Lindsay
Serve On: RA Virginia Howard
Lindsay
3314 Bayonne Avenue
Baltimore, Maryland
21214

&

Brenda Moore
5723 Arnhem Road
Baltimore, Maryland 21206

&

Lorrie Lindsay
6 Bayship Road
Dundalk, Maryland 21222

&

Frazier Lindsay
1804 W Lexington St
Baltimore, Maryland 21223

&

Selena Lindsay
5114 Arbutus Ave
Baltimore, Maryland 21215

&

Midland Funding LLC
350 Camino De La Reina, Ste 300
San Diego, California 92108
Serve On: RA CSC Lawyers
Incorporating Service
Company
1 St. Paul Street, Ste. 820
Baltimore, Maryland
21202

&

London Woods Community HOA Inc.
551 Commerce Drive B
Upper Marlboro, Maryland 20777
Serve On: RA Leonard C. Bennett, Esq.
5000 Sunnyside Ave,
Ste. 101
Beltsville, Maryland
20705

And

The State of Maryland
Attorney General of Maryland
Anthony G. Brown
200 St. Paul Place
Baltimore, Maryland 21202

And (for Maryland Annotated Code
§ 14-836(b)(1)(v))

And

Prince George’s County, Maryland
Anthony D. Jones, County Attorney
1301 McCormick Drive
Largo, MD 20774

And

ALL OTHER PERSONS THAT
HAVE OR CLAIM TO HAVE ANY

INTEREST IN THE PROPERTY 5719
WALNUT AVE, LANHAM, MD
20706-0000, Parcel No. 14-1674407

And

ANY UNKNOWN OWNER OF THE
PROPERTY 5719 WALNUT AVE,
LANHAM, MD 20706-0000, Parcel
No. 14-1674407

Defendants.

In the Circuit Court for
Prince George’s County

Case No.: C-16-CV-25-006427

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty, Parcel Identification Number
14-1674407 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:

LOT 36

Street Address: 5719 WALNUT AV-
ENUE, LANHAM, MD 20706-0000

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

It is thereupon this 17th day of No-
vember, 2025, by the Circuit Court
for Prince Georges County, that no-
tice be given by the insertion of a
copy of this order in some newspa-
per 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 20th day
of January 2026, and redeem the
property with Parcel Identification
Number **14-1674407** and answer the
complaint or thereafter a final judg-
ment 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
151244 (11-27,12-4,12-11)

LEGALS

ORDER OF PUBLICATION

Custom 25, LLC
c/o Eskin Law, LLC
1700 Reisterstown Road, Suite 212
Pikesville, MD 21208

v. Plaintiff,

JEMAL’S WATKINS LAND LLC

Prince George’s County

Office of Finance of Prince George’s
County

State of Maryland
Office of the Attorney General

SHANNON WATKINS

JEMAL’S COLLEGE PARK HORSE-
SHOE, LLC

JEMAL’S WATKINS ADJACENT,
LLC

CARLTON M. GREEN

All unknown owners of the prop-
erty (7009 FORDHAM CT COL-
LEGE PARK 20740-0000 being
known as District - 21 Account Iden-
tifier - 2420610 with a legal descrip-
tion of 8,350.0000 Sq.Ft. & Imps.
College Park Homes Lot 13 B1k 6
Assmt \$548,100 Lib 48457 F1 116 and
assessed to Jemals Watkins Land
LLC Etal. on the Tax Roll of the Di-
rector of Finance), the unknown
owner’s heirs, devisees, and per-
sonal representatives and their or
any of their heirs, devisees, execu-
tors, administrators, grantees, as-
signs or successors in right, title and
interest and any and all persons
having or claiming to have any in-
terest in the property.

Defendants

In the Circuit Court for
Prince George’s County

Case No.: C-16-CV-25-006486

The object of this proceeding is to
secure foreclosure of all rights of re-
demption from tax sale on the prop-
erty known as 7009 FORDHAM CT
COLLEGE PARK 20740-0000 being
known as District - 21 Account Iden-
tifier - 2420610 with a legal descrip-
tion of 8,350.0000 Sq.Ft. & Imps.
College Park Homes Lot 13 B1k 6
Assmt \$548,100 Lib 48457 F1 116 and
assessed to Jemals Watkins Land
LLC Etal. on the Tax Roll of the Di-
rector of Finance sold by the Finance
Officer of Prince George’s County,
State of Maryland to Custom 25,
LLC, the Plaintiff.

A description of the property in
substantially the same form as the
description appearing on the Cer-
tificate of Tax Sale is as follows: 7009
FORDHAM CT COLLEGE PARK
20740-0000 being known as District
- 21 Account Identifier - 2420610
with a legal description of
8,350.0000 Sq.Ft. & Imps. College
Park Homes Lot 13 B1k 6 Assmt
\$548,100 Lib 48457 F1 116 and as-
sessed to Jemals Watkins Land LLC
Etal. on the Tax Roll of the Director
of Finance.

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

It is thereupon this 24th day of
November, 2025, by the Circuit
Court for Prince George’s County,
ORDERED, that notice be given by

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HATTIE LEE MORRIS

Notice is given that Gwendolyn
Wade-Webster, whose address is
1806 Longfellow St, Hyattsville, MD
20782-3562, was on November 5,
2025 appointed Personal Representa-
tive of the estate of **HATTIE LEE
MORRIS** who died on August 26,
2025 with a will.

Further information can be ob-
tained by reviewing the estate file in
the office of the Register of Wills or
by contacting the personal represen-
tative or the attorney.

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

All persons having any objection
to the probate of the will of the deced-
ent shall file their objections with the
Register of Wills on or before the
5th day of May, 2026.

Any person having a claim against
the decedent must present the claim
to the undersigned personal repre-
sentative or file it with the Register
of Wills with a copy to the under-
signed on or 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.

GWENDOLYN WADE-WEBSTER
Personal Representative

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

Estate No. 138985

151219 (11-20,11-27,12-4)

LEGALS

ORDER OF PUBLICATION

Custom 25, LLC
c/o Eskin Law, LLC
1700 Reisterstown Road, Suite 212
Pikesville, MD 21208

v. Plaintiff,

JEMAL’S WATKINS LAND LLC

Prince George’s County

Office of Finance of Prince George’s
County

State of Maryland
Office of the Attorney General

SHANNON WATKINS

JEMAL’S COLLEGE PARK HORSE-
SHOE, LLC

JEMAL’S WATKINS ADJACENT,
LLC

CARLTON M. GREEN

All unknown owners of the prop-
erty (7007 FORDHAM CT COL-
LEGE PARK 20740-0000 being
known as District - 21 Account Iden-
tifier - 2420602 with a legal descrip-
tion of 8,875.0000 Sq.Ft. & Imps.
College Park Homes Lot 12 B1k 6
Assmt \$542,100 Lib 48457 F1 116 and
assessed to Jemals Watkins Land
LLC Etal. on the Tax Roll of the Di-
rector of Finance), the unknown
owner’s heirs, devisees, and per-
sonal representatives and their or
any of their heirs, devisees, execu-
tors, administrators, grantees, as-
signs or successors in right, title and
interest and any and all persons
having or claiming to have any in-
terest in the property.

Defendants

In the Circuit Court for
Prince George’s County

Case No.: C-16-CV-25-006524

The object of this proceeding is to
secure foreclosure of all rights of re-
demption from tax sale on the prop-
erty known as 7007 FORDHAM CT
COLLEGE PARK 20740-0000 being
known as District - 21 Account Iden-
tifier - 2420602 with a legal descrip-
tion of 8,875.0000 Sq.Ft. & Imps.
College Park Homes Lot 12 B1k 6
Assmt \$542,100 Lib 48457 F1 116 and
assessed to Jemals Watkins Land
LLC Etal. on the Tax Roll of the Di-
rector of Finance sold by the Finance
Officer of Prince George’s County,
State of Maryland to Custom 25,
LLC, the Plaintiff.

A description of the property in
substantially the same form as the
description appearing on the Cer-
tificate of Tax Sale is as follows: 7007
FORDHAM CT COLLEGE PARK
20740-0000 being known as District
- 21 Account Identifier - 2420602
with a legal description of
8,875.0000 Sq.Ft. & Imps. College
Park Homes Lot 12 B1k 6 Assmt
\$542,100 Lib 48457 F1 116 and as-
sessed to Jemals Watkins Land LLC
Etal. on the Tax Roll of the Director
of Finance.

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

the insertion of a copy of this Order
in some newspaper having a general
circulation in Prince George’s
County once a week for three con-
secutive weeks, warning all persons
interested in the property to appear
before this Court by the 27th day of
January, 2026, and redeem the prop-
erty and answer the Complaint or
thereafter a final judgment will be
entered foreclosing all rights of re-
demption in the property, and vest-
ing title to the property in Plaintiff,
free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
151322 (12-4,12-11,12-18)

LEGALS

ORDER OF PUBLICATION

KEYDI LOPEZ JUAREZ

VS.

GILBERTO SANCHEZ
MENDEZ

In the Circuit Court for
Prince George’s County, Maryland
Case Number: C-16-FM-25-006196

ORDERED, ON THIS 12th day of
November, 2025, by the Circuit
Court for Prince George’s County
MD:

That the Defendant, Gilberto
Reyes Sanchez Mendez is hereby
notified that the Plaintiff, has filed a
PETITION FOR SOLE LEGAL AND
PHYSICAL CUSTODY OF A
MINOR and Motion for Approval
and Factual Findings to Permit
Minor’s Application for Special Im-
migrant Juvenile Status naming
him/her as the defendant and stat-
ing that the Defendant’s last known
address is: 4 Elaine Way Apt 4, San
Rafael, CA 94901 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 12th day of De-
cember, 2025; and it is further;

ORDERED, that the plaintiff shall
mail a copy of the summons, com-
plaint, and all other documents, by
regular mail, to the defendant’s last
known address at least thirty days
prior to the response date in said
order; and it is further;

ORDERED, THAT THE DEFEN-
DANT, GILBERTO REYES
SANCHEZ MENDEZ, IS HEREBY
WARNED THAT FAILURE TO
FILE AN ANSWER OR OTHER DE-
FENSE ON OR BEFORE THE 11th
day of January, 2026, MAY RESULT
IN THE CASE PROCEEDING
AGAINST HIM/HER BY DE-
FAULT.

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

True Copy—Test:
Mahasin El Amin, Clerk

151224 (11-20,11-27,12-4)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
FERNE ELIZABETH FISANICH

Notice is given that Kelly Fisanich
Waby, whose address is 404 South
Main Street, Shrewsbury, PA 17361,
was on September 16, 2025 ap-
pointed Personal Representative of
the estate of **FERNE ELIZABETH
FISANICH** who died on June 12,
2025 with a will.

Further information can be ob-
tained by reviewing the estate file in
the office of the Register of Wills or
by contacting the personal represen-
tative or the attorney.

All persons having any objection
to the appointment (or to the pro-
bate of the decedent’s will) shall file
their objections with the Register of
Wills on or before the 16th day of
March, 2026.

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

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

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

KELLY FISANICH WABY
Personal Representative

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

Estate No. 138649

151217 (11-20,11-27,12-4)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**MARGARET SCHWARTZ
KAMMARMAN**
AKA: MARGARET ANN KAMMARMAN

Notice is given that Marci S
Bellofatto, whose address is 8542
Woodland Manor Dr, Laurel, MD
20724-1906, was on November 7,
2025 appointed Personal Representa-
tive of the estate of **MARGARET
SCHWARTZ KAMMARMAN**, who
died on February 11, 2025 without a
will.

Further information can be ob-
tained by reviewing the estate file in
the office of the Register of Wills or
by contacting the personal represen-
tative or the attorney.

All interested persons or unpaid
claimants having any objection to
the appointment of the personal
representative shall file their objec-
tion with the Register of Wills on or
before the 7th day of May, 2026.

All persons having any objection
to the probate of the will of the deced-
ent shall file their objections with the
Register of Wills on or before the
7th day of May, 2026.

Any person having a claim against
the decedent must present the claim
to the undersigned personal repre-
sentative or file it with the Register
of Wills with a copy to the under-
signed, on or 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.

MARCI S BELLOFATTO
Personal Representative

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

Estate No. 136626

151223 (11-20,11-27,12-4)

LEGALS

ORDER OF PUBLICATION

Wright Properties, LLC

v. Petitioner,

Florence T Moreland Revocable
Trust,
Prince George’s County, Maryland

And

UNKNOWN OCCUPANT (if any)
Leasing the property at
15632 Livingston Rd, Accokeek, MD
20607

And

ALL OTHER PERSONS THAT
HAVE OR CLAIM TO HAVE ANY
INTEREST IN THE PROPERTY:
15632 Livingston Rd, Accokeek, MD
20607, Parcel No. 05-0318287

And

UNKNOWN OWNERS OF THE
PROPERTY:
15632 Livingston Rd, Accokeek, MD
20607, Parcel No. 05-0318287

The unknown owner’s heirs, de-
visees, and Personal Representa-
tives 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

Case No.: C-16-CV-25-006428

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty in the County of Prince
George’s, sold by the Collector of
Taxes for the County of Prince
George’s and the State of Maryland
to the plaintiff in this proceeding:

All that property in Prince
George’s County described as:
**Tax Account Number: 05-
0318287, S Pt Lt 11 Eq.6499 Acres
.6400 Acres. Accokeek Acres
Assmt \$5,500 Lib 41569 F1 103
and assessed to Moreland Flo-
rence T Revocable**

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

It is thereupon this 17th day of
November, 2025, 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 cir-
culation 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 20th day of January 2026, and re-
deem the property with Parcel Iden-
tification Number 05-0318287 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
151245 (11-27,12-4,12-11)

It is thereupon this 23rd day of No-
vember, 2025, by the Circuit Court
for Prince George’s County, OR-
DERED, that notice be given by the
insertion of a copy of this Order in
some newspaper having a general
circulation in Prince George’s
County once a week for three con-
secutive weeks, warning all persons
interested in the property to

The
Prince George’s
Post
Newspaper
Call
301-627-0900
or
Fax
301-627-6260
Have a
Safe
Weekend

LEGALS

REQUEST FOR QUALIFICATIONS

Request for Qualifications (RFQ) for portfolio-wide Landscaping and Supplemental landscaping services, including lawn mowing, trimming and edging, shrub and tree pruning, tree removal, stump grinding, mulching, planting, seasonal clean-up, leaf removal, general grounds maintenance, weed control, fertilization, snow removal and related seasonal services.

The Redevelopment Authority of Prince George’s County (RDA) is soliciting a Request for Qualifications (RFQ) from individuals and firms interested in providing Landscaping and Supplemental Landscaping Services, including lawn mowing, trimming and edging, shrub and tree pruning, tree removal, stump grinding, mulching, planting, seasonal clean-up, leaf removal, general grounds maintenance, weed control, fertilization, snow removal and related seasonal services for our entire portfolio. Must have the capacity to perform the required services under federal, state, and local real estate laws and regulations. **This solicitation is open to the following qualified business types: Prince George’s County-Based Small Business (CBSB); Prince George’s County-Based Business (CBB); Prince George’s County-Located Business (CLB); and Prince George’s County-Based or County-Located Minority Business Enterprises (MBE), which are certified by the Prince George’s County Supplier Development & Diversity Division (SDDD).**

It is the intent of the RDA to identify qualified individuals or firms to perform landscaping and supplemental landscaping services on behalf of the RDA. The RDA will choose from the list as needed. The RDA may also seek proposals from this list of firms/individuals. Firms/individuals deemed qualified will execute a service agreement for the specific RDA properties.

The RDA will release the complete **RFQ 2025-01 for Landscaping and Supplemental Landscaping Services** by publishing on or before December 1, 2025, on the RDA’s website at:

www.princegeorgescountymd.gov/departments-offices/redevelopment-authority/solicitations

Responses will be received until **February 27, 2026, at 5:00 PM at the RDA’s office** at 9200 Basil Court, Suite 504, Largo, MD 20774. The submittals must be sealed, and the outside envelope must be clearly marked “RFQ No. 2025-01”.

For questions, please contact

Steven M. Donegan
Real Estate Development Project and Program Manager

Redevelopment Authority
9200 Basil Court, Suite 504, Largo, MD 20774
smdonegan@co.pg.md.us

151296 (11-27,12-4)

REQUEST FOR QUALIFICATIONS

Request for Qualifications (RFQ) for portfolio-wide Commercial Property Appraisal and Valuation firms to provide inspection, appraisal and valuation services for a variety of commercial property types including, but not limited to office, multi-family residential and vacant land.

The Redevelopment Authority of Prince George’s County (RDA) is soliciting a Request for Qualifications (RFQ) for commercial property appraisal and valuation firms to provide inspection, appraisal and valuation services for a variety of commercial property types including, but not limited to office, multi-family residential, religious properties, retail/shopping centers, industrial/warehouse, hospitality/hotel, municipal properties, and vacant land. The commercial property appraisal and valuation firms will provide appraisal and valuation reports including narrative appraisal reports, restricted appraisal reports, desktop appraisal reports, drive-by appraisal reports and evaluations which utilize industry standard approaches. While this RFQ is for commercial property appraisal and valuation services, respondents should also indicate whether they have the experience and expertise to provide market studies, feasibility reports, and trade area studies.

This solicitation is open to the following qualified business types: Prince George’s County-Based Small Business (CBSB); Prince George’s County-Based Business (CBB); Prince George’s County-Located Business (CLB); and Prince George’s County-Based or County-Located Minority Business Enterprises (MBE), which are certified by the Prince George’s County Supplier Development & Diversity Division (SDDD).

It is the intent of the RDA to identify qualified individuals or firms to perform commercial property appraisal and valuation services on behalf of the RDA. The RDA will choose from the list as needed. The RDA may also seek proposals from this list of firms/individuals. Firms/individuals deemed qualified will execute a service agreement for the specific RDA properties.

The RDA will release the complete **RFQ 2025-02 for Commercial Property Appraisal and Valuation Services** by publishing on or before December 1, 2025, on the RDA’s website at:

www.princegeorgescountymd.gov/departments-offices/redevelopment-authority/solicitations

Responses will be received until **February 27, 2026, at 5:00 PM at the RDA’s office** at 9200 Basil Court, Suite 504, Largo, MD 20774. The submittals must be sealed, and the outside envelope must be clearly marked “RFQ No. 2025-02”.

For questions, please contact

Steven M. Donegan
Real Estate Development Project and Program Manager

Redevelopment Authority
9200 Basil Court, Suite 504, Largo, MD 20774
smdonegan@co.pg.md.us

151297 (11-27,12-4)

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: **12/12/2025.**

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

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

2010	HONDA	PILOT	VA	TCB7678	5FNYF4H85AB023330
2007	TOYOTA	CAMRY	VA	TDN7987	4T1BE46K7ZU506496
2016	CHEVROLET	MALIBU	MD	7EW6517	1G1ZE5ST9GF202090
2014	HONDA	ACCORD	DC	JL7734	1HGCT1B81EA009998
2004	TOYOTA	SEQUOIA	VA	TRZ1929	5TDBT48A64S214921
2006	CHEVROLET	SUBURBAN	VA	TWY7980	1GNEC16Z96J173096
2006	CADILLAC	DEVILLE	MD	5CC4520	1G6KF57995U234102
2014	LINCOLN	MKS	MD	5GC0223	1LNHL9DK8EG600639
2013	TOYOTA	CAMRY	MD	5DA1760	4T1BF1FK2DU291715
2000	FORD	E-150	MD	5FJ1867	1FMRH1127YH03052
2000	NISSAN	MAXIMA			JN1CA31AXY1201789

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

2011	FORD	E250	MD	4AM3527	1FTNE2EW7BDA59722
151359					(12-4)

LEGALS

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on May 12, 2006, a certain Deed of Trust was executed by Alvan M. Crews, and Janet T Crews as Grantor(s) in favor of Seattle Mortgage Company as Beneficiary, and Ronald S. Deutsch, Esq as Trustee(s), and was recorded on June 9, 2006, in Book 25277, Page 437 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 17, 2019, and recorded on July 25, 2019, in Book 42351, Page 388, 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 15, 2025, was not made and remains wholly unpaid as of the date of this notice, and the Property has ceased to be the principal residence of the Borrower for reasons other than death 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 October 21, 2025 is \$496,899.25; 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 December 9, 2025 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: 12800 Willow Wind Circle, Fort Washington, MD 20744

Tax ID: 05-0301200

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 \$496,899.25.

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 \$50,000.00 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 \$50,000.00 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: October 21, 2025

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
rsolomon@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.

SCHEDULE “A” LEGAL DESCRIPTION

BEING KNOWN AND DESIGNATED as Lot numbered Ten (10), in Block lettered “C”, in Section numbered Six (6), in the subdivision known as “TAN-TALLON ON THE POTOMAC”, as per plat recorded in Plat Book WWW 50, Plat No. 99, among the Land Records of Prince Georges County, Mary-

LEGALS

land. Said property being located in the 5th Election District. APN #05-0301200

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

151234 (11-20,11-27,12-4)

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

13060 SALFORD TERRACE
UPPER MARLBORO, MD 20772

By authority contained in a Deed of Trust dated May 3, 2006 and recorded in Liber 25198, Folio 709, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$238,500.00, and an interest rate of 7.625%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

DECEMBER 9, 2025 AT 11:30 AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$20,000.00 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

151232 (11-20,11-27,12-4)

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

12713 GLADYS RETREAT CIRCLE,
UNIT #99
BOWIE, MD 20720

By authority contained in a Deed of Trust dated December 8, 2006 and recorded in Liber 29002, Folio 204, modified by Loan Modification Agreement recorded on September 24, 2014, at Liber No. 36341, Folio 386, and further modified by Loan Modification Agreement recorded on April 19, 2016, at Liber No. 38110, Folio 419, and further modified by Loan Modification Agreement recorded on June 11, 2018, at Liber No. 40995, Folio 102, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$386,500.00, and an interest rate of 3.875%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

DECEMBER 9, 2025 AT 11:30 AM

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

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

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

Richard E. Solomon, et al.,
Substitute Trustees

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

151233 (11-20,11-27,12-4)

LEGALS

The following vehicle(s) have been taken into custody by the Revenue Authority of Prince George’s County Abandon Vehicle Unit for violation of County Code Section 26-162: Abandoned vehicles prohibited.

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: 12/12/2025.

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

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

2002	DODGE	RAM 1500	VA	G99881	1D7HA16K82J262933
2007	DODGE	NITRO	GA	S2038428	1D8GU58697W682099

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

1997	FORD	CLUB WAGON	E350	DC	FD5040	1FDKE37F1VHA23832
2005	TOYOTA	MATRIX				2T1HKR32E25C386541
2006	CHEVROLET	IMPALA	MD	4BZ7844		2G1WB58K069142461

ABANDONED TRAILER AND BOAT
WHITE/BURUNDY BOAT ON A DUAL-AXLE TRAILER. THE TRAILER IS A KARABAN BRAND. THE BOAT HAS THE WORD “BEST J” ON ITS STERN.
LOCATION:
11300 Brown Rd, Upper Marlboro, MD 20774



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

2016	CHEVROLET	SONIC				1G1JA6SHXG4103087
2009	LEXUS	IS 250	MD	5GK4104		JTHBK32E292091924
2014	FORD	FOCUS	MD			1FADP3F27EL269583

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

2011	HYUNDAI	ELANTRA	VA	TPJ8724	5NPDH4AE0BH042444
1999	TOYOTA	CAMRY	OH	GPB3937	4T1BF22KXXU090256
2017	HYUNDAI	GENESIS			KMHGN4JE7HU192356
2013	DODGE	CHARGER	MD	4FE5462	2C3CDXCT0DH512041

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

2011	NISSAN	MAXIMA				1N4AA5AP4B8C45225
2009	NISSAN	ALTIMA				1N4AL21E49N513503
2000	CHEVROLET	TAHOE	VA	4753NT		1GNEK1317YJ134206

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

2022	NORSTAR	TRAILER	MD	409901X	50HEB2022N1083623
1994	PLYMOUTH	ACCLAIM			1P3AA4639RF314430
2005	YAMAHA	YFM350			JY4AH12Y9C012741

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

2015	CHEVROLET	TRAVERSE	VA	TRA6603	1GNKVGKD5FJ186423
2011	CHEVROLET	CRUISE			1G1PC5SH587261312

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

2021	DODGE	CHALLENGER			2C3CDZFJ5MH649790
------	-------	------------	--	--	-------------------

151360 (12-4)

THIS COULD BE

YOUR AD!

Call 301-627-0900

for a quote.

The Prince George’s

Post!

Call 301-627-0900 Today!

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EDDIE C HOLMAN

Notice is given that Kimberly S Holman Turner, whose address is 4130 Turner Rd, Brandywine, MD 20613-7344, was on November 17, 2025 appointed Personal Representative of the estate of **EDDIE C HOLMAN** who died on October 21, 2025 with a will.

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

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

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 17th day of May, 2026.

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

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

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

KIMBERLY S HOLMAN TURNER
Personal Representative

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

Estate No. 139329
151280 (11-27,12-4,12-11)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
KELVIN EUGENE SELLMAN

Notice is given that Taira Sellman, whose address is 8104 Oakwood Dr, Clinton, MD 20735-1465, was on November 5, 2025 appointed Personal Representative of the estate of **KELVIN EUGENE SELLMAN**, who died on September 1, 2025 without a will.

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

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

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 5th day of May, 2026.

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

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

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

TIAIRA SELLMAN
Personal Representative

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

Estate No. 138998
151289 (11-27,12-4,12-11)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DIANE V MARSHALL

Notice is given that Matthew J Dyer, whose address is PO Box 1299, Upper Marlboro, MD 20773, was on November 6, 2025 appointed Personal Representative of the estate of **DIANE V MARSHALL**, who died on November 17, 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 6th day of May, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 6th day of May, 2026.

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

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

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

MATTHEW J DYER
Personal Representative

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

Estate No. 135786
151290 (11-27,12-4,12-11)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOHN HOERING

Notice is given that Abigale Bruce-Watson, whose address is 14418 Old Mill Rd Ste 201, Upper Marlboro, MD 20772-3094, was on November 13, 2025 appointed Personal Representative of the estate of **JOHN HOERING**, 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 13th day of May, 2026.

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

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

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

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

ABIGALE BRUCE-WATSON
Personal Representative

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

Estate No. 137641
151291 (11-27,12-4,12-11)



NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**MULUGETA HABTEGIORGIS
AKA: MULUGETA YIRDAW
HABTEGIORGIS**

Notice is given that Edom Yirdaw, whose address is 551 Walnut St Apt 12, San Carlos, CA 94070, was on November 14, 2025 appointed Personal Representative of the estate of **MULUGETA HABTEGIORGIS** who died on September 23, 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 May, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 14th day of May, 2026.

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

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

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

EDOM YIRDAW
Personal Representative

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

Estate No. 139311
151283 (11-27,12-4,12-11)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOSEPH CARROLL TOWNSEND

Notice is given that Andre Townsend, whose address is 4252 Suitland Rd Apt 101, Suitland, MD 20746-2066, was on November 17, 2025 appointed Personal Representative of the estate of **JOSEPH CARROLL TOWNSEND**, who died on August 31, 2025 without a will.

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

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

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 17th day of May, 2026.

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

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

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

ANDRE TOWNSEND
Personal Representative

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

Estate No. 138871
151292 (11-27,12-4,12-11)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PATRICIA K BONNER

Notice is given that Harold Bonner, whose address is 2015 Thistlewood Dr, Fort Washington, MD 20744-3907, was on November 17, 2025 appointed Personal Representative of the estate of **PATRICIA K BONNER**, who died on September 11, 2025 without a will.

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

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

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 17th day of May, 2026.

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

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

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

HAROLD BONNER
Personal Representative

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

Estate No. 139341
151293 (11-27,12-4,12-11)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ROBERT GLENN BRASWELL

Notice is given that Robert M Braswell, whose address is 10005 Crain Hwy, Upper Marlboro, MD 20772-4804, was on November 21, 2025 appointed Personal Representative of the estate of **Robert Glenn Braswell** who died on November 6, 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 21st day of May, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 21st day of May, 2026.

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

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

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

ROBERT M BRASWELL
Personal Representative

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

Estate No. 139413
151310 (12-4,12-11,12-18)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
VINCENE WALKER

Notice is given that Clarence Talley Jr, whose address is 2111 Blaz Ct, Upper Marlboro, MD 20774-5693, was on November 19, 2025 appointed Personal Representative of the estate of **Vincene Walker** who died on November 9, 2025 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 19th day of May, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 19th day of May, 2026.

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

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

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

CLARENCE TALLEY 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. 139349
151311 (12-4,12-11,12-18)

THE PRINCE GEORGE’S POST

EARLY DEADLINE

December 25th, 2025 Edition Noon, Friday, December 19th, 2025

January 1st, 2026 Edition Noon, Wednesday, December 24, 2025

*** *NO EXCEPTIONS * ***

LEGALS

ORDER OF PUBLICATION

Custom 25, LLC
c/o Eskin Law, LLC
1700 Reisterstown Road, Suite 212
Pikesville, MD 21208

Plaintiff,

v.

JEMAL’S WATKINS LAND LLC

Prince George’s County

Office of Finance of Prince George’s County

State of Maryland
Office of the Attorney General

SHANNON WATKINS

JEMAL’S COLLEGE PARK HORSE-SHOE, LLC

JEMAL’S WATKINS ADJACENT, LLC

CARLTON M. GREEN

All unknown owners of the property (7015 FORDHAM CT COLLEGE PARK 20740-0000 being known as District - 21 Account Identifier - 2420636 with a legal description of -RESUB on the Tax Roll of the Director of Finance), the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest and any and all persons having or claiming to have any interest in the property.

Defendants

In the Circuit Court for Prince George’s County
Case No.: C-16-CV-25-006525

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 7015 FORDHAM CT COLLEGE PARK 20740-0000 being known as District - 21 Account Identifier - 2420636 with a legal description of -RESUB on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George’s County, State of Maryland to Custom 25, LLC, the Plaintiff.

A description of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: 7015 FORDHAM CT COLLEGE PARK 20740-0000 being known as District - 21 Account Identifier - 2420636 with a legal description of -RESUB on the Tax Roll of the Director of Finance.

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

It is thereupon this 24th day of November, 2025, by the Circuit Court for Prince George’s County, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George’s County once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 27th day of January, 2026, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting title to the property in Plaintiff, free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
151328 (12-4,12-11,12-18)

ORDER OF PUBLICATION

Custom 25, LLC
c/o Eskin Law, LLC
1700 Reisterstown Road, Suite 212
Pikesville, MD 21208

Plaintiff,

v.

JEMAL’S WATKINS LAND LLC

Prince George’s County

Office of Finance of Prince George’s County

State of Maryland
Office of the Attorney General

SHANNON WATKINS

JEMAL’S COLLEGE PARK HORSE-SHOE, LLC

JEMAL’S WATKINS ADJACENT, LLC

CARLTON M. GREEN

All unknown owners of the property (7017 FORDHAM CT COLLEGE PARK 20740-0000 being known as District - 21 Account Identifier - 2420644 with a legal description of -RESUB on the Tax Roll of the Director of Finance), the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest and any and all persons having or claiming to have any interest in the property.

Defendants

In the Circuit Court for Prince George’s County
Case No.: C-16-CV-25-006526

The object of this proceeding is to

secure foreclosure of all rights of redemption from tax sale on the property known as 7017 FORDHAM CT COLLEGE PARK 20740-0000 being known as District - 21 Account Identifier - 2420644 with a legal description of -RESUB on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George’s County, State of Maryland to Custom 25, LLC, the Plaintiff.

A description of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: 7017 FORDHAM CT COLLEGE PARK 20740-0000 being known as District - 21 Account Identifier - 2420644 with a legal description of -RESUB on the Tax Roll of the Director of Finance.

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

It is thereupon this 23rd day of November, 2025, by the Circuit Court for Prince George’s County, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George’s County once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 27th day of January, 2026, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting title to the property in Plaintiff, free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
151329 (12-4,12-11,12-18)

ORDER OF PUBLICATION

Zero Dot, LLC
c/o Eskin Law, LLC
1700 Reisterstown Road, Suite 212
Pikesville, MD 21208

Plaintiff,

v.

THE MOODY GROUP, LLC

Prince George’s County

Office of Finance of Prince George’s County

State of Maryland
Office of the Attorney General

JOHN H. JONES

JOAN MARIE JONES

JOSEPH E. BUFFINGTON, II

LYNNE BLIGH

All unknown owners of the property (10708 DUVALL ST GLENN DALE 20769-0000 being known as District - 14 Account Identifier - 1621259 with a legal description of LOT 5 & LOT 4 EX 3346 SQ FT NCONF USE-HOUSE on the Tax Roll of the Director of Finance), the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest and any and all persons having or claiming to have any interest in the property.

Defendants

In the Circuit Court for Prince George’s County
Case No.: C-16-CV-25-006487

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 10708 DUVALL ST GLENN DALE 20769-0000 being known as District - 14 Account Identifier - 1621259 with a legal description of LOT 5 & LOT 4 EX 3346 SQ FT NCONF USE-HOUSE on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George’s County, State of Maryland to Zero Dot, LLC, the Plaintiff.

A description of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: 10708 DUVALL ST GLENN DALE 20769-0000 being known as District - 14 Account Identifier - 1621259 with a legal description of LOT 5 & LOT 4 EX 3346 SQ FT NCONF USE-HOUSE on the Tax Roll of the Director of Finance.

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

It is thereupon this 24th day of November, 2025, by the Circuit Court for Prince George’s County, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George’s County once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 27th day of January, 2026, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting title to the property in Plaintiff, free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
151331 (12-4,12-11,12-18)

LEGALS

ORDER OF PUBLICATION

Zero Dot, LLC
c/o Eskin Law, LLC
1700 Reisterstown Road, Suite 212
Pikesville, MD 21208

Plaintiff,

v.

WORDS OF LIFE FELLOWSHIP CHURCH, INC

Prince George’s County

Office of Finance of Prince George’s County

State of Maryland
Office of the Attorney General

All unknown owners of the property (6501 SHERIFF RD LANDOVER 20785-0000 being known as District - 18 Account Identifier - 2005379 with a legal description of PARCEL A EX .031 AC on the Tax Roll of the Director of Finance), the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest and any and all persons having or claiming to have any interest in the property.

Defendants

In the Circuit Court for Prince George’s County
Case No.: C-16-CV-25-006527

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 6501 SHERIFF RD LANDOVER 20785-0000 being known as District - 18 Account Identifier - 2005379 with a legal description of PARCEL A EX .031 AC on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George’s County, State of Maryland to Zero Dot, LLC, the Plaintiff.

A description of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: 6501 SHERIFF RD LANDOVER 20785-0000 being known as District - 18 Account Identifier - 2005379 with a legal description of PARCEL A EX .031 AC on the Tax Roll of the Director of Finance.

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

It is thereupon this 23rd day of November, 2025, by the Circuit Court for Prince George’s County, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George’s County once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 27th day of January, 2026, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting title to the property in Plaintiff, free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
151332 (12-4,12-11,12-18)

ORDER OF PUBLICATION

Zero Dot, LLC
c/o Eskin Law, LLC
1700 Reisterstown Road, Suite 212
Pikesville, MD 21208

Plaintiff,

v.

US BANK NATIONAL ASSOCIATION, AS CO-TRUSTEE FOR MORTGAGE EQUITY CONVERSION ASSEST TRUST 2011-1 (AKA MORTGAGE EQUITY CONVERSION ASSEST TRUST 2011-1, MORTGAGE-BACKED SECURITIES 2011-1)

Prince George’s County

Office of Finance of Prince George’s County

State of Maryland
Office of the Attorney General

SECRETARY OF HOUSING AND URBAN DEVELOPMENT

BRENDA LA ROCHE AND/OR THE HUD FIELD OFFICE MANAGER OF HIS DESIGNEE

All unknown owners of the property (2702 KENTON PL TEMPLE HILLS 20748-0000 being known as District - 06 Account Identifier - 0648055 with a legal description of 4,754.0000 Sq.Ft. & Imps. Marlow Heights Lot 29 Blk L Assmt \$255,100 Lib 49536 Fl 039 and assessed to Mortgage Equity Conversion. on the Tax Roll of the Director of Finance), the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest and any and all persons having or claiming to have any interest in the property.

Defendants

In the Circuit Court for Prince George’s County
Case No.: C-16-CV-25-006628

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the prop-

erty known as 2702 KENTON PL TEMPLE HILLS 20748-0000 being known as District - 06 Account Identifier - 0648055 with a legal description of 4,754.0000 Sq.Ft. & Imps. Marlow Heights Lot 29 Blk L Assmt \$255,100 Lib 49536 Fl 039 and assessed to Mortgage Equity Conversion. on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George’s County, State of Maryland to Zero Dot, LLC, the Plaintiff.

A description of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: 2702 KENTON PL TEMPLE HILLS 20748-0000 being known as District - 06 Account Identifier - 0648055 with a legal description of 4,754.0000 Sq.Ft. & Imps. Marlow Heights Lot 29 Blk L Assmt \$255,100 Lib 49536 Fl 039 and assessed to Mortgage Equity Conversion. on the Tax Roll of the Director of Finance.

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

It is thereupon this 25th day of November, 2025, by the Circuit Court for Prince George’s County, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George’s County once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 27th day of January, 2026, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting title to the property in Plaintiff, free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
151352 (12-4,12-11,12-18)

PRINCE GEORGE’S COUNTY GOVERNMENT

Board of License Commissioners (Liquor Control Board) REGULAR SESSION DECEMBER 16, 2025

NOTICE IS HEREBY GIVEN: that applications have 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.

ENTERTAINMENT
t/a Urban Crab Boil, Kai Tang, President/Treasurer, Meng Wei Wang, Vice President/ Secretary, Class B(BLX), Beer, Wine and Liquor, for the use of Crazy Crab Brandywine, Inc. Located at 3310 Donnell Drive, Forestville, 20747. Request for a Special Entertainment Permit.

TRANSFER
t/a Rock & Toss Crab House (Largo), Chung Xi Yang, President/Secretary/Treasurer, for a Class B, Beer, Wine and Liquor for the use of Rock & Toss Largo, Inc., located at 908 Largo Center Drive, Upper Marlboro, 20774. Transfer from Guo Xiong Zheng President/ Secretary/ Treasurer, for the use of Rock & Toss Largo, Inc., t/a Rock & Toss Crab House (Largo), located at 908 Largo Center Drive, Upper Marlboro, 20774.

t/a Economy Liquors, Jagruti Jitendra Patel, Member Authorized Person, Kenaben Kiritkumar Patel, Member Authorized Person, Mamta Harshad Patel, Member Authorized Person, for a Class A, Beer, Wine and Liquor for the use of Economy Beverages, LLC, located at 9352 Lanham Severn Road, Seabrook, 20706. Transfer from Parth H. Patel, Member-Manager, for the use of Economy Beverages, LLC, t/a Economy Liquors, located at 9352 Lanham Severn Road, Seabrook, 20706.

t/a Paul’s, Mei Yan Zheng, Managing Member, for a Class D(Off), Beer and Wine for the use of PJZ, LLC, located at 513 Eastern Avenue, Fairmount Heights, 20743. Transfer from Xiao Hang Zhang, Managing Member, for the use of PJZ, LLC, t/a Paul’s, located at 513 Eastern Avenue, Fairmount Heights, 20743.

t/a Siam Thai Cuisine, Waraipat Ozouf, Owner, Somchak Charucksiri, Owner, for a Class B(AE), Beer, Wine and Liquor for the use of Siam Thai Cuisine, LLC, located at 5501 Baltimore Avenue, Suite 104, Hyattsville, 20781. Transfer from Mfon-Obong Edet, Owner, Waraipat Ozouf, Owner, Ratana Poowa-suwan, Owner, for the use of Siam Thai Cuisine, LLC, located at 5501 Baltimore Avenue, Suite 104, Hyattsville, 20781.

TRANSFER OF LOCATION
t/a CP Maryland Liquors, Rajkumar P. Patel, Member-Manager, for a Class A, Beer, Wine and Liquor for the use of Riya Raj, LLC, located at 7324 Baltimore Avenue, College Park, 20740. Transfer from Harvatt Dhillon, President, and Suman Sharma, Secretary/Treasurer, for the use of SD Liquors Inc, t/a Luxe Liquors, located at 13462 Baltimore Avenue, Laurel, 20707.

t/a Milk & Honey Cafe, Joseph Michael Lawler, Jr., Member/Authorized Person, Jessica L. Howell, Member/Authorized Person for a Class B, Beer, Wine and Liquor for the use of TH Clinton, LLC, 8821 Woodyard Road, Suite 104, Clinton,

LEGALS

20735. Transfer from Zandrique Ann Harold, Member/Authorized Person, for the use of Milk & Honey Camp Springs, LLC, t/a The Real Milk & Honey, 4351 Telfair Blvd, Suite 202, Camp Springs, 20746.

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

t/a Akira Ramen & Izakaya, Lili Yang, Member, for a Class B(AE) Beer, Wine and Liquor for the use of Akira Ramen & Izakaya, LLC, located at 5334-6 Baltimore Avenue, Hyattsville, 20740

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

t/a Milk & Honey, Joseph Michael Lawler, Jr., Authorized Person for a Class B(BLX) Beer, Wine and Liquor for the use of Thompson Retail Food Group, LLC, located at 4531 Telfair Blvd, Suite 202, Camp Springs, 20746.

NEW – CLASS D, BEER AND WINE

t/a The Pot Restaurant, Bonekeh Belidus, CEO, for a Class B, Beer, Wine and Liquor for the use of The Pot Restaurant Corp., located at 9900 Greenbelt Road, Lanham, 20706.

t/a Bean & Barrel, Rebecca Theresa Cohen, Member Manager, David McKenzie Hayes, Member Manager, and Joseph Antwan, Solomon, Member Manager, for a Class D, Beer and Wine for the use of Hyattsville Beverage Company, LLC, located at 5685 Little Branch Run, Suite 100, Hyattsville, 20782.

A virtual hearing will be held via Zoom at 10:00 a.m. on Tuesday, December 16, 2025. 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
November 26, 2025

151354 (12-4,12-11)

LEGALS

Christopher J. Martin, Esq.
The C. J. Martin Law Group
1 Research Court, Suite 450
Rockville, Maryland 20850
240-670-5522

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JENNIE M. WALKER

Notice is given that Michaela Watford, whose address is 805 South 45th Street, Louisville, Kentucky 40211, was on November 21, 2025 appointed Personal Representative of the estate of JENNIE M. WALKER, who died on July 2, 2025 without a will.

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

All 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 21st day of May, 2026.

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

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

MICHAELA WATFORD
Personal Representative

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

Estate No. 139209

151314 (12-4,12-11,12-18)

THE PRINCE GEORGE’S POST

Call 301-627-0900

Fax 301-627-6260

SUBSCRIBE TODAY!

NOTICE

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

v.

James H. Rascoe Jr
1013 Summerglen Court Unit 7-203
Bowie, MD 20721

Defendant

In the Circuit Court for Prince George’s County, Maryland Case No. C-16-CV-25-004107

Notice is hereby given this 26th day of November, 2025, 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 26th day of December, 2025, 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 26th day of December, 2025.

The Report of Sale states the amount of the foreclosure sale price to be \$201,720.00. The property sold herein is known as 1013 Summerglen Court Unit 7-203, Bowie, MD 20721.

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

True Copy—Test:
Mahasin El Amin, Clerk
151355 (12-4,12-11,12-18)

LEGALS

NOTICE OF SERVICE OF PROCESS BY PUBLICATION

SAMUEL PRINCE YALLEY,
Plaintiff

v.

DOREEN MATILDA OBENG,
Defendant

STATE OF NORTH CAROLINA MECKLENBURG COUNTY IN THE DISTRICT COURT Case No.: 25CV045593-590

To: DOREEN MATILDA OBENG

Take notice that a pleading seeking relief against you has been filed in the above-entitled action. The nature of the relief being sought is as follows:

ABSOLUTE DIVORCE.

You are required to make defense to such pleading not later than forty (40) days after the first publication date, and upon your failure to do so, the Plaintiff will apply to the Court for the relief sought.

This is the 25th day of November 2025.

151356 (12-4,12-11,12-18)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF DONALD W SEATON

Notice is given that LORI K DAPONTE, whose address is 1231 Irving St NE, Washington, DC 20017-2428, was on November 20, 2025 appointed Personal Representative of the estate of Donald W Seaton who died on July 5, 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 20th day of May, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 20th day of May, 2026.

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

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

LORI K DAPONTE
Personal Representative

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

Estate No. 139359

151312 (12-4,12-11,12-18)

LEGALS

ORDER OF PUBLICATION

EPCOT MD LLC

Plaintiff

v.

The Estate of Charles N Smith III

Gitsit Solutions, LLC, Not in its Individual Capacity But Solely in its Capacity as Separate Trustee of Gitsit Mortgage Loan Trust BBPLCL

Titleworks of VA

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

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

State of Maryland

All unknown owners of the property (308 DUNNVILLE PL UPPER MARLBORO 20774-0000 being known as District - 07 Account Identifier - 3363173 with a legal description of 5,967.0000 Sq.Ft. & Imps. Cameron Grove-plot Lot 56 Blk A on the Tax Roll of the Director of Finance), the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest and any and all persons having or claiming to have any interest in the property.

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY

Case No. C-16-CV-25-006447

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 308 DUNNVILLE PL UPPER MARLBORO 20774-0000 being known as District - 07 Account Identifier - 3363173 with a legal description of 5,967.0000 Sq.Ft. & Imps. Cameron Grove-plot Lot 56 Blk A on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George’s County, State of Maryland to EPCOT MD LLC, the Plaintiff.

A description of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: 308 DUNNVILLE PL UPPER MARLBORO 20774-0000 being known as District - 07 Account Identifier - 3363173 with a legal description of 5,967.0000 Sq.Ft. & Imps. Cameron Grove-plot Lot 56 Blk A on the Tax Roll of the Director of Finance

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

It is thereupon this 18th day of November, 2025, by the Circuit Court for Prince George’s County, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 20th day of January, 2026 and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting title to the property in Plaintiff, free of all liens and encumbrances.

Defendants

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

True Copy—Test:
Mahasin El Amin, Clerk
151255 (11-27,12-4,12-11)

ORDER OF PUBLICATION

EPCOT MD LLC

Plaintiff

v.

International Church of Christ, Inc

Atlantic Union Bank

Michael E Walsh

Corey E Booker

Lynn S Harrison

Adam S Ostrach

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

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

State of Maryland

All unknown owners of the property (7515 MARLBORO PIKE DISTRICT HEIGHTS 20747-0000 being known as District - 06 Account Identifier - 0532788 with a legal description of Lots 1.2,3 Ex 100 Sq Ft 12,485.0000 Sq.Ft. & Imps. Sansbury Park Blk F on the Tax Roll of the Director of Finance), the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest and any and all persons having or claiming to have any interest in the property.

Defendants

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

True Copy—Test:
Mahasin El Amin, Clerk
151254 (11-27,12-4,12-11)

ORDER OF PUBLICATION

EPCOT MD LLC

Plaintiff

v.

Glass Manor LLC

Magnetar Structured Credit Fund, LP.

Magnetar Capital Fund II, LP.

Magnetar Andromeda Select Fund, LLC

Michelle M McGeogh

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

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

State of Maryland

All unknown owners of the property (5508 WOODYARD RD UPPER MARLBORO 20772-0000 being known as District - 15 Account Identifier - 5557525 with a legal description of Plat 6 2,897.0000 Sq.Ft. & Imps. Westphalia Lot 117 Blk J on the Tax Roll of the Director of Finance), the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest and any and all persons having or claiming to have any interest in the property.

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY

Case No. C-16-CV-25-006448

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 5508 WOODYARD RD UPPER MARLBORO 20772-0000 being known as District - 15 Account Identifier - 5557525 with a legal description of Plat 6 2,897.0000 Sq.Ft. & Imps. Westphalia Lot 117 Blk J on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George’s County, State of Maryland to EPCOT MD LLC, the Plaintiff.

A description of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: 5508 WOODYARD RD UPPER MARLBORO 20772-0000 being known as District - 15 Account Identifier - 5557525 with a legal description of Plat 6 2,897.0000 Sq.Ft. & Imps. Westphalia Lot 117 Blk J on the Tax Roll of the Director of Finance.

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

It is thereupon this 18th day of November, 2025, by the Circuit Court for Prince George’s County, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 20th day of January, 2026 and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting title to the property in Plaintiff, free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
151256 (11-27,12-4,12-11)

LEGALS

ORDER OF PUBLICATION

EPCOT MD LLC

Plaintiff

v.

Monica K. King

Deutsche Bank National Trust Company, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2007-CH2, Asset Backed Pass-Through Certificates, Series 2007-CH2

Diane S Rosenberg

Mark D Meyer

Maurice O’Brien

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

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

State of Maryland

All unknown owners of the property (9612 UTICA PL UPPER MARLBORO 20774-0000 being known as District - 20 Account Identifier - 2188191 with a legal description of 7,337.0000 Sq.Ft. & Imps. Springdale-plot 4 Lot 136 Blk A on the Tax Roll of the Director of Finance), the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest and any and all persons having or claiming to have any interest in the property.

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY

Case No. C-16-CV-25-006451

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 9612 UTICA PL UPPER MARLBORO 20774-0000 being known as District - 20 Account Identifier - 2188191 with a legal description of 7,337.0000 Sq.Ft. & Imps. Springdale-plot 4 Lot 136 Blk A on the Tax Roll of the Director of Finance

A description of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: 9612 UTICA PL UPPER MARLBORO 20774-0000 being known as District - 20 Account Identifier - 2188191 with a legal description of 7,337.0000 Sq.Ft. & Imps. Springdale-plot 4 Lot 136 Blk A on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George’s County, State of Maryland to EPCOT MD LLC, the Plaintiff.

A description of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: 9612 UTICA PL UPPER MARLBORO 20774-0000 being known as District - 20 Account Identifier - 2188191 with a legal description of 7,337.0000 Sq.Ft. & Imps. Springdale-plot 4 Lot 136 Blk A on the Tax Roll of the Director of Finance.

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

It is thereupon this 18th day of November, 2025, by the Circuit Court for Prince George’s County, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 20th day of January, 2026 and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting title to the property in Plaintiff, free of all liens and encumbrances.

Defendants

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

True Copy—Test:
Mahasin El Amin, Clerk
151257 (11-27,12-4,12-11)

LEGALS

ORDER OF PUBLICATION

EPCOT MD LLC

Plaintiff

v.

Raul P. Lucero

Lourdes Lucero

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

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

State of Maryland

All unknown owners of the property (5010 TECUMSEH ST COLLEGE PARK 20740-0000 being known as District - 21 Account Identifier - 2314839 with a legal description of Lot 2 & 3 Adj 4 687 Sq Ft (8000sf Comb Fr 23 14847 A PPR Owr Req 08) 21,291.0000 Sq.Ft. & Imps. West Berwyn Blk C on the Tax Roll of the Director of Finance), the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest and any and all persons having or claiming to have any interest in the property.

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY

Case No. C-16-CV-25-006453

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 5010 TECUMSEH ST COLLEGE PARK 20740-0000 being known as District - 21 Account Identifier - 2314839 with a legal description of Lot 2 & 3 Adj 4 687 Sq Ft (8000sf Comb Fr 23 14847 A PPR Owr Req 08) 21,291.0000 Sq.Ft. & Imps. West Berwyn Blk C on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George’s County, State of Maryland to EPCOT MD LLC, the Plaintiff.

LEGALS

ORDER OF PUBLICATION

EPCOT MD LLC

Plaintiff

v.

The Estate of Max D. Lequang

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

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

State of Maryland

All unknown owners of the property (16003 ELEGANT CT BOWIE 20716-0000 being known as District - 07 Account Identifier - 0814236 with a legal description of 1,757.0000 Sq.Ft. & Imps. Bowie New Town Cen Lot 83 on the Tax Roll of the Director of Finance), the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest and any and all persons having or claiming to have any interest in the property.

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY

Case No. C-16-CV-25-006452

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 16003 ELEGANT CT BOWIE 20716-0000 being known as District - 07 Account Identifier - 0814236 with a legal description of 1,757.0000 Sq.Ft. & Imps. Bowie New Town Cen Lot 83 on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George’s County, State of Maryland to EPCOT MD LLC, the Plaintiff.

A description of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: 16003 ELEGANT CT BOWIE 20716-0000 being known as District - 07 Account Identifier - 0814236 with a legal description of 1,757.0000 Sq.Ft. & Imps. Bowie New Town Cen Lot 83 on the Tax Roll of the Director of Finance.

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

It is thereupon this 18th day of November, 2025, by the Circuit Court for Prince George’s County, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 20th day of January, 2026 and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting title to the property in Plaintiff, free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
151259 (11-27,12-4,12-11)

LEGALS

ORDER OF PUBLICATION

EPCOT MD LLC

Plaintiff

v.

Raul P. Lucero

Lourdes Lucero

Harry E. Stello

Janet B. Stello

Carlton M Green

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

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

State of Maryland

All unknown owners of the property (4916 TECUMSEH ST COLLEGE PARK 20740-0000 being known as District - 21 Account Identifier - 2400620 with a legal description of Lt 4 Half 5 12,909.0000 Sq.Ft. & Imps. West Berwyn Blk C on the Tax Roll of the Director of Finance), the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest and any and all persons having or claiming to have any interest in the property.

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY

Case No. C-16-CV-25-006454

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 4916 TECUMSEH ST COLLEGE PARK 20740-0000 being known as District - 21 Account Identifier - 2400620 with a legal description of Lt 4 Half 5 12,909.0000 Sq.Ft. & Imps. West Berwyn Blk C on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George’s County, State of Maryland to EPCOT MD LLC, the Plaintiff.

A description of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: 4916 TECUMSEH ST COLLEGE PARK 20740-0000 being known as District - 21 Account Identifier - 2400620 with a legal description of Lt 4 Half 5 12,909.0000 Sq.Ft. & Imps. West Berwyn Blk C on the Tax Roll of the Director of Finance

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

It is thereupon this 18th day of November, 2025, by the Circuit Court for Prince George’s County, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 20th day of January, 2026 and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting title to the property in Plaintiff, free of all liens and encumbrances.

Defendants

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

True Copy—Test:
Mahasin El Amin, Clerk
151260 (11-27,12-4,12-11)

LEGALS

ORDER OF PUBLICATION

EPCOT MD LLC

Plaintiff

v.

Moore Installations, LLC

M&T Bank

Barbara Simmons

Wendy Krouse

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

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

State of Maryland

All unknown owners of the property (5835 ALLENTOWN RD SUITLAND 20746-0000 UNIT: 25 being known as District - 06 Account Identifier - 0446781 with a legal description of Bldg 7 Unit 25 5,763.0000 Sq.Ft. & Imps. Park Place Profess on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George’s County, State of Maryland to EPCOT MD LLC, the Plaintiff.

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY

Case No. C-16-CV-25-006455

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 5835 ALLENTOWN RD SUITLAND 20746-0000 UNIT: 25 being known as District - 06 Account Identifier - 0446781 with a legal description of Bldg 7 Unit 25 5,763.0000 Sq.Ft. & Imps. Park Place Profess on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George’s County, State of Maryland to EPCOT MD LLC, the Plaintiff.

LEGALS

ORDER OF PUBLICATION

EPCOT MD LLC

Plaintiff

v.

Moore Installations, LLC

M&T Bank

Barbara Simmons

Wendy Krouse

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

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

State of Maryland

All unknown owners of the property (5835 ALLENTOWN RD SUITLAND 20746-0000 UNIT: 25 being known as District - 06 Account Identifier - 0446781 with a legal description of Bldg 7 Unit 25 5,763.0000 Sq.Ft. & Imps. Park Place Profess on the Tax Roll of the Director of Finance), the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest and any and all persons having or claiming to have any interest in the property.

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY

Case No. C-16-CV-25-006455

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 5835 ALLENTOWN RD SUITLAND 20746-0000 UNIT: 25 being known as District - 06 Account Identifier - 0446781 with a legal description of Bldg 7 Unit 25 5,763.0000 Sq.Ft. & Imps. Park Place Profess on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George’s County, State of Maryland to EPCOT MD LLC, the Plaintiff.

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

It is thereupon this 18th day of November, 2025, by the Circuit Court for Prince George’s County, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 20th day of January, 2026 and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting title to the property in Plaintiff, free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
151262 (11-27,12-4,12-11)

25 being known as District - 06 Account Identifier - 0446781 with a legal description of Bldg 7 Unit 25 5,763.0000 Sq.Ft. & Imps. Park Place Profess on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George’s County, State of Maryland to EPCOT MD LLC, the Plaintiff.

A description of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: 5835 ALLENTOWN RD SUITLAND 20746-0000 UNIT: 25 being known as District - 06 Account Identifier - 0446781 with a legal description of Bldg 7 Unit 25 5,763.0000 Sq.Ft. & Imps. Park Place Profess on the Tax Roll of the Director of Finance.

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

It is thereupon this 18th day of November, 2025, by the Circuit Court for Prince George’s County, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 20th day of January, 2026 and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting title to the property in Plaintiff, free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
151261 (11-27,12-4,12-11)

Serving
Prince George's
County Since 1932

LEGALS

ORDER OF PUBLICATION

EPCOT MD LLC

Plaintiff

v.

William E Freeman

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

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

State of Maryland

All unknown owners of the property (6411 OLD BRANCH AVE TEMPLE HILLS 20748-0000 being known as District - 09 Account Identifier - 0894725 with a legal description of Pt Lot 13 & Pt Lot 14 Eq 4295 Sq Ft 4,297.0000 Sq.Ft. & Imps. Allentown Plaza Blk B on the Tax Roll of the Director of Finance), the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest and any and all persons having or claiming to have any interest in the property.

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY

Case No. C-16-CV-25-006443

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 6411 OLD BRANCH AVE TEMPLE HILLS 20748-0000 being known as District - 09 Account Identifier - 0894725 with a legal description of Pt Lot 13 & Pt Lot 14 Eq 4295 Sq Ft 4,297.0000 Sq.Ft. & Imps. Allentown Plaza Blk B on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George’s County, State of Maryland to EPCOT MD LLC, the Plaintiff.

A description of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: 6411 OLD BRANCH AVE TEMPLE HILLS 20748-0000 being known as District - 09 Account Identifier - 0894725 with a legal description of Pt Lot 13 & Pt Lot 14 Eq 4295 Sq Ft 4,297.0000 Sq.Ft. & Imps. Allentown Plaza Blk B on the Tax Roll of the Director of Finance.

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

It is thereupon this 18th day of November, 2025, by the Circuit Court for Prince George’s County, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 20th day of January, 2026 and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting title to the property in Plaintiff, free of all liens and encumbrances.

LEGALS

ORDER OF PUBLICATION

Wright Properties, LLC

Petitioner,

v.

Jason Mackey,
Prince George’s County, Maryland

And

UNKNOWN OCCUPANT (if any)
Leasing the property at
00000 47th Ave, Riverdale, MD
20737

And

ALL OTHER PERSONS THAT
HAVE OR CLAIM TO HAVE ANY
INTEREST IN THE PROPERTY:
00000 47th Ave, Riverdale, MD
20737, Parcel No. 19-2127991

And

UNKNOWN OWNERS OF THE
PROPERTY:
00000 47th Ave, Riverdale, MD
20737, Parcel No. 19-2127991

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
Case No.: C-16-CV-25-006614

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

All that property in Prince George’s County described as: **Tax Account Number: 19-2127991, Resub Lots 20 Thru 23 43,023.0000 Sq.Ft. Riverdale Park Blk 72 Assmt \$20,600 Lib 44645 Fl 574 and assessed to Mackey Jason.**

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

It is thereupon this 25th day of November, 2025, 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 27th day of January 2026, and redeem the property with Parcel Identification Number 19-2127991 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
151335 (12-4,12-11,12-18)

LEGALS

ORDER OF PUBLICATION

IBRAHIM KAMARA

VS.

KADIDJA KAMARA

In the Circuit Court for
Prince George’s County, Maryland
Case Number: C-16-FM-23-004941

ORDERED, ON THIS 24th day of November, 2025, by the Circuit Court for Prince George’s County MD:

That the Defendant, **KADIDJA KAMARA** is hereby notified that the Plaintiff, has filed a MOTION TO MODIFY ALIMONY naming him/her as the defendant and stating that the Defendant’s last known address is: 8000 Greenbelt Station Parkway Apt 416, Greenbelt, Md 20770 and therefore it is;

ORDERED, that this Order shall be posted at the Court House door in accordance with Maryland Rule 2-122(a)(1), said posting to be completed by the 24th day of December, 2025; and it is further;

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

ORDERED, said publication to be completed by the 24th day of December, 2025; and it is further;

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

ORDERED, THAT THE DEFENDANT, **KADIDJA KAMARA**, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 23rd day of January, 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

151320 (12-4,12-11,12-18)

ORDER OF PUBLICATION

Wright Properties, LLC

Petitioner,

v.

Arundel Station Homes, LLC,
Prince George’s County, Maryland

And

UNKNOWN OCCUPANT (if any)
Leasing the property at
1212 Indo Pl, Hyattsville, MD 20785

And

ALL OTHER PERSONS THAT
HAVE OR CLAIM TO HAVE ANY
INTEREST IN THE PROPERTY:
1212 Indo Pl, Hyattsville, MD 20785,
Parcel No. 13-1448497

And

UNKNOWN OWNERS OF THE
PROPERTY:
1212 Indo Pl, Hyattsville, MD 20785,
Parcel No. 13-1448497

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
Case No.: C-16-CV-25-006622

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

All that property in Prince George’s County described as: **Tax Account Number: 13-1448497, Pt Lts 37.38.39 7,496.0000 Sq.Ft. Highland Park Blk 12 Assmt \$26,300 Lib 45483 Fl 546 and assessed to Arundel Station Homes LLC.**

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

It is thereupon this 25th day of November, 2025, 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 27th day of January 2026, and redeem the property with Parcel Identification Number 13-1448497 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
151336 (12-4,12-11,12-18)

LEGALS

Kristen M Lohmeyer Esq.
5560 Sterrett Place, Suite 310
Columbia, MD 21044
410-746-0113

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JACQUELINE GRAY JACKSON

Notice is given that Lauren Hodgson, whose address is 808 Lew Dr, Pineville, NC 28134, was on November 21, 2025 appointed Personal Representative of the estate of Jacqueline Gray Jackson who died on February 23, 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 21st day of May, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 21st day of May, 2026.

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

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

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

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

Estate No. 139074
151308 (12-4,12-11,12-18)

LEGALS

ORDER OF PUBLICATION

Wright Properties, LLC

Petitioner,

v.

714-716 60th Place Project LLC,
Prince George’s County, Maryland

And

UNKNOWN OCCUPANT (if any)
Leasing the property at
714 60th Pl, Capitol Heights, MD
20743

And

ALL OTHER PERSONS THAT
HAVE OR CLAIM TO HAVE ANY
INTEREST IN THE PROPERTY: 714
60th Pl, Capitol Heights, MD 20743,
Parcel No. 18-2088243

And

UNKNOWN OWNERS OF THE
PROPERTY:
714 60th Pl, Capitol Heights, MD
20743, Parcel No. 18-2088243

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
Case No.: C-16-CV-25-006623

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

All that property in Prince George’s County described as: **Tax Account Number: 18-2088243, 2,875.0000 Sq.Ft. & Imps. Fairmont Heights Lot 50 Blk G Assmt \$5,400 Lib 41745 Fl 566 and assessed to 714 716 60th Place Project LLC.**

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

It is thereupon this 25th day of November, 2025, 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 27th day of January 2026, and redeem the property with Parcel Identification Number 18-2088243 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
151337 (12-4,12-11,12-18)

LEGALS

Sydney Helsel Esq
11300 Rockville Pike Ste 708
Rockville, MD 20852-3011
301-468-3220

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARY K SHOUP

Notice is given that Gary Altman, whose address is 11300 Rockville Pike Ste 708, Rockville, MD 20852-3011, was on November 6, 2025 appointed Personal Representative of the estate of Mary K Shoup who died on October 27, 2010 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 May, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 6th day of May, 2026.

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

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

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

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

Estate No. 86490
151309 (12-4,12-11,12-18)

LEGALS

ORDER OF PUBLICATION

Wright Properties, LLC

Petitioner,

v.

Broad Creek Hollow Association
Inc.,
Prince George’s County, Maryland

And

UNKNOWN OCCUPANT (if any)
Leasing the property at
00000 Pennino Ct, Accokeek, MD
20607

And

ALL OTHER PERSONS THAT
HAVE OR CLAIM TO HAVE ANY
INTEREST IN THE PROPERTY:
00000 Pennino Ct, Accokeek, MD
20607, Parcel No. 05-3632957

And

UNKNOWN OWNERS OF THE
PROPERTY:
00000 Pennino Ct, Accokeek, MD
20607, Parcel No. 05-3632957

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
Case No.: C-16-CV-25-006598

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

All that property in Prince George’s County described as: **Tax Account Number: 05-3632957, Parcel E 76,671.0000 Sq.Ft. Xander Sub Assmt \$7,600 Lib 44802 Fl 535 and assessed to Broad Creek Hollow.**

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

It is thereupon this 25th day of November, 2025, 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 27th day of January 2026, and redeem the property with Parcel Identification Number 05-3632957 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
151338 (12-4,12-11,12-18)

LEGALS

Brian Gormley Esq
10605 Concord Street Suite 420
Kensington, MD 20895
240-530-8018

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LINDA LOUISE JOHNSON

Notice is given that Lucretia Johnson, whose address is 5907 Applegarth Pl, Capitol Heights, MD 20743-4235, was on November 20, 2025 appointed Personal Representative of the estate of LINDA LOUISE JOHNSON, who died on January 31, 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 20th day of May, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 20th day of May, 2026.

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

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

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

LUCRETIA 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. 137525
151315 (12-4,12-11,12-18)

LEGALS

ORDER OF PUBLICATION

Wright Properties, LLC

Petitioner,

v.

Jason Mackey,
Prince George’s County, Maryland

And

UNKNOWN OCCUPANT (if any)
Leasing the property at
00000 47th Ave, Riverdale, MD
20737

And

ALL OTHER PERSONS THAT
HAVE OR CLAIM TO HAVE ANY
INTEREST IN THE PROPERTY:
00000 47th Ave, Riverdale, MD
20737, Parcel No. 19-2128007

And

UNKNOWN OWNERS OF THE
PROPERTY:
00000 47th Ave, Riverdale, MD
20737, Parcel No. 19-2128007

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
Case No.: C-16-CV-25-006599

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

All that property in Prince George’s County described as: **Tax Account Number: 19-2128007, Resub Lots 24. 25.26 37,727.0000 Sq.Ft. Riverdale Park Blk 72 Assmt \$20,300 Lib 44645 Fl 574 and assessed to Mackey Jason.**

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

It is thereupon this 25th day of November, 2025, 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 27th day of January 2026, and redeem the property with Parcel Identification Number 19-2128007 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
151339 (12-4,12-11,12-18)

LEGALS

TOWN OF UNIVERSITY PARK
LEGISLATIVE RESOLUTION
25-O-07

On November 17, 2025, the Common Council adopted, and on November 17, 2025, the Mayor signed, Legislative Resolution 25-O-07, to amend Chapter 16 “Tree Maintenance”, by repealing and re-enacting § 16-103 “Committee on Trees, Parks, and Environment”, §16-104 “Tree Replacement”, §16-105, “Public Trees”, §16-106, “Removal of healthy, large trees on private property”, §16-107, “Municipal infractions”, and § 16-108, “Reforestation and maintenance of large trees on private property” of the Code of Ordinances of the Town of University Park, to expand the responsibilities of the Committee on Trees, Parks, and Environment to include development of the Official Town Shade Tree List and Town Understory Tree List, make removal of or damage to public trees subject to conditions developed in consultation with the Town Council, including financial remuneration, determine that trees planted to comply with § 16-106 are not eligible for reimbursement, clarify the provisions concerning removal of unhealthy or hazardous large trees, and invasive species trees, clarify measurement of trees, create a designated reserve fund for private tree reforestation and maintenance in the Town budget, include measurement at the trunk level for a tree already taken down to determine whether it is considered a large tree that required submission of an application prior to removal, and increase the fine for violation of §16-106.

A copy of the Legislative Resolution shall be posted on the entrance to the University Park Town Hall, 6724 Baltimore Avenue, University Park, MD 20782, until November 28, 2025. The ordinance will take effect on December 7, 2025, unless petitioned to referendum in a manner prescribed by law.

MAYOR AND COMMON
COUNCIL
TOWN OF UNIVERSITY PARK
By: Laurie Morrissey, Mayor

Suellen M. Ferguson, Esq.
Town Attorney

151334 (12-4)

TOWN OF UNIVERSITY PARK
LEGISLATIVE RESOLUTION
25-O-08

On November 17, 2025, the Common Council adopted, and on November 17, 2025, the Mayor signed, Legislative Resolution 25-O-08, to amend the FY 2026 Budget Ordinance, Legislative Resolution 25-O-03, to include 6533-05, “Traffic Calming” budget line item, in the amount of \$42,639.85, to fund the \$39,428.25 remaining traffic study costs and \$3,211.60 for additional data collection points. The increase in budget expense will be offset by a greater than expected Income line item 4015-00 Highway User Revenues. Further, the amendment would reinstate Designated Reserve Line Item 6655-08 for Stormwater Management – Design & Engineering in the total amount of \$971,000.00, reflecting the amount remaining after \$175,000 was included as budget line item 7135.00, Clagett-Pineway SWM MOU - Engineering Services in FY 2026, transferring the funds from Undesignated/Unreserved 8000-00 and to add the 4247-00, Environmental Stewardship Grant income budget line item and the 6237-02 Environmental Stewardship Grant (Pepco) expense line item to authorize the receipt and expenditure of the grant.

A copy of the Legislative Resolution shall be posted on the entrance to the University Park Town Hall, 6724 Baltimore Avenue, University Park, MD 20782, until November 28, 2025. The ordinance will take effect on December 7, 2025, unless petitioned to referendum in a manner prescribed by law.

MAYOR AND COMMON
COUNCIL
TOWN OF UNIVERSITY PARK
By: Laurie Morrissey, Mayor

Suellen M. Ferguson, Esq.
Town Attorney

151333 (12-4)

LEGALS

ORDER OF PUBLICATION

Custom 25, LLC
c/o Eskin Law, LLC
1700 Reisterstown Road, Suite 212
Pikesville, MD 21208

Plaintiff,

v.

CHERYL ADEYERI

Prince George’s County

Office of Finance of Prince George’s
County

State of Maryland
Office of the Attorney General

All unknown owners of the property (4752 COLONEL ASHTON PL UPPER MARLBORO 20772-0000 UNIT: 445 being known as District - 03 Account Identifier - 0222216 with a legal description of PHASE 2 UNIT 445 on the Tax Roll of the Director of Finance), the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest and any and all persons having or claiming to have any interest in the property.

Defendants

In the Circuit Court for
Prince George’s County
Case No.: C-16-CV-25-006533

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 4752 COLONEL ASHTON PL UPPER MARLBORO 20772-0000 UNIT: 445 being known as District - 03 Account Identifier - 0222216 with a legal description of PHASE 2 UNIT 445 on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George’s County, State of Maryland to Custom 25, LLC, the Plaintiff.

A description of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: 4752 COLONEL ASHTON PL UPPER MARLBORO 20772-0000 UNIT: 445 being known as District - 03 Account Identifier - 0222216 with a legal description of PHASE 2 UNIT 445 on the Tax Roll of the Director of Finance.

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

It is thereupon this 24th day of November, 2025, by the Circuit Court for Prince George’s County, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George’s County once a week for three consecutive weeks, warning all persons interested in the property to

LEGALS

ORDER OF PUBLICATION

Custom 25, LLC
c/o Eskin Law, LLC
1700 Reisterstown Road, Suite 212
Pikesville, MD 21208

Plaintiff,

v.

ALL SAINTS IGBO LANGUAGE
ANGLICAN CHURCH

Prince George’s County

Office of Finance of Prince George’s
County

State of Maryland
Office of the Attorney General

WELLS FARGO BANK, NA-
TIONAL ASSOCIATION

WELLS FARGO NATIONAL BANK
WEST

All unknown owners of the prop-
erty (5901 MEDICAL TER LAN-
DOVER 20785-0000 being known as
District - 02 Account Identifier -
0128389 with a legal description of
LTS 1062. 1063 on the Tax Roll of the
Director of Finance), the unknown
owner’s heirs, devisees, and per-
sonal representatives and their or
any of their heirs, devisees, execu-
tors, administrators, grantees, as-
signs or successors in right, title and
interest and any and all persons
having or claiming to have any in-
terest in the property.

Defendants

**In the Circuit Court for
Prince George’s County**

Case No.: C-16-CV-25-006488

The object of this proceeding is to
secure foreclosure of all rights of re-
demption from tax sale on the prop-
erty known as 5901 MEDICAL TER
LANDOVER 20785-0000 being
known as District - 02 Account Ident-
ifier - 0128389 with a legal descrip-
tion of LTS 1062. 1063 on the Tax
Roll of the Director of Finance sold
by the Finance Officer of Prince
George’s County, State of Maryland
to Custom 25, LLC, the Plaintiff.

A description of the property in
substantially the same form as the
description appearing on the Certifi-
cate of Tax Sale is as follows: 5901
MEDICAL TER LANDOVER 20785-
0000 being known as District - 02
Account Identifier - 0128389 with a
legal description of LTS 1062. 1063
on the Tax Roll of the Director of Fi-
nance.

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

It is thereupon this 24th day of
November, 2025, by the Circuit
Court for Prince George’s County,
ORDERED, that notice be given by
the insertion of a copy of this Order
in some newspaper having a gen-
eral circulation in Prince George’s
County once a week for three con-
secutive weeks, warning all persons
interested in the property to appear
before this Court by the 27th day of
January, 2026, and redeem the prop-
erty and answer the Complaint or
thereafter a final judgment will be
entered foreclosing all rights of re-
demption in the property, and vest-
ing title to the property in Plaintiff,
free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
151323 (12-4,12-11,12-18)

LEGALS

ORDER OF PUBLICATION

Custom 25, LLC
c/o Eskin Law, LLC
1700 Reisterstown Road, Suite 212
Pikesville, MD 21208

Plaintiff,

v.

44 S WASHINGTON, LLC

Prince George’s County

Office of Finance of Prince George’s
County

State of Maryland
Office of the Attorney General

M&T BANK

BARBARA SIMMONS

ANDY SURINE

All unknown owners of the prop-
erty (44 WASHINGTON BLVD
LAUREL 20707-0000 being known
as District - 10 Account Identifier -
1121805 with a legal description of
E SIDE BLVD W PT LOT 6 EQ 10736
SQ FT on the Tax Roll of the Director
of Finance), the unknown owner’s
heirs, devisees, and personal repre-
sentatives and their or any of their
heirs, devisees, executors, adminis-
trators, grantees, assigns or succes-
sors in right, title and interest and
any and all persons having or claim-
ing to have any interest in the prop-
erty.

Defendants

**In the Circuit Court for
Prince George’s County**

Case No.: C-16-CV-25-006521

The object of this proceeding is to
secure foreclosure of all rights of re-
demption from tax sale on the prop-
erty known as 44 WASHINGTON

BLVD LAUREL 20707-0000 being
known as District - 10 Account Identi-
fier - 1121805 with a legal descrip-
tion of E SIDE BLVD W PT LOT 6 EQ
10736 SQ FT on the Tax Roll of the
Director of Finance sold by the Fi-
nance Officer of Prince George’s
County, State of Maryland to Custom
25, LLC, the Plaintiff.

A description of the property in
substantially the same form as the
description appearing on the Certifi-
cate of Tax Sale is as follows: 44
WASHINGTON BLVD LAUREL
20707-0000 being known as District -
10 Account Identifier - 1121805 with
a legal description of E SIDE BLVD
W PT LOT 6 EQ 10736 SQ FT on the
Tax Roll of the Director of Finance.

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

It is thereupon this 24th day of No-
vember, 2025, by the Circuit Court
for Prince George’s County, OR-
DERED, that notice be given by the
insertion of a copy of this Order in
some newspaper having a general
circulation in Prince George’s
County once a week for three consecu-
tive weeks, warning all persons in-
terested in the property to appear
before this Court by the 27th day of
January, 2026, and redeem the prop-
erty and answer the Complaint or
thereafter a final judgment will be
entered foreclosing all rights of re-
demption in the property, and vest-
ing title to the property in Plaintiff,
free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
151324 (12-4,12-11,12-18)

LEGALS

ORDER OF PUBLICATION

Custom 25, LLC
c/o Eskin Law, LLC
1700 Reisterstown Road, Suite 212
Pikesville, MD 21208

Plaintiff,

v.

GARRY L. ENG

Prince George’s County

Office of Finance of Prince George’s
County

State of Maryland
Office of the Attorney General

All unknown owners of the prop-
erty (20 MEL MARA DR OXON
HILL 20745-0000 being known as
District - 12 Account Identifier -
1232339 with a legal description of
14,592.0000 Sq.Ft. & Imps. North Po-
tomac Vist Lot 4 Blk E Assmt
\$353,100 Lib 47568 FI 270 and as-
sessed to ENG Garry L. on the Tax
Roll of the Director of Finance), the
unknown owner’s heirs, devisees,
and personal representatives and
their or any of their heirs, devisees,
executors, administrators, grantees,
assigns or successors in right, title
and interest and any and all persons
having or claiming to have any in-
terest in the property.

Defendants

**In the Circuit Court for
Prince George’s County**

Case No.: C-16-CV-25-006522

The object of this proceeding is to
secure foreclosure of all rights of re-
demption from tax sale on the prop-
erty known as 20 MEL MARA DR
OXON HILL 20745-0000 being
known as District - 12 Account Ident-
ifier - 1232339 with a legal descrip-
tion of 14,592.0000 Sq.Ft. & Imps.
North Potomac Vist Lot 4 Blk E
Assmt \$353,100 Lib 47568 FI 270 and
assessed to ENG Garry L. on the Tax
Roll of the Director of Finance sold
by the Finance Officer of Prince
George’s County, State of Maryland
to Custom 25, LLC, the Plaintiff.

A description of the property in
substantially the same form as the
description appearing on the Certi-
ficate of Tax Sale is as follows: 20
MEL MARA DR OXON HILL
20745-0000 being known as District
- 12 Account Identifier - 1232339
with a legal description of
14,592.0000 Sq.Ft. & Imps. North Po-
tomac Vist Lot 4 Blk E Assmt
\$353,100 Lib 47568 FI 270 and as-
sessed to ENG Garry L. on the Tax
Roll of the Director of Finance.

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

It is thereupon this 23rd day of
November, 2025, by the Circuit
Court for Prince George’s County,
ORDERED, that notice be given by
the insertion of a copy of this Order
in some newspaper having a gen-
eral circulation in Prince George’s
County once a week for three con-
secutive weeks, warning all persons
interested in the property to appear
before this Court by the 27th day of
January, 2026, and redeem the prop-
erty and answer the Complaint or
thereafter a final judgment will be
entered foreclosing all rights of re-
demption in the property, and vest-
ing title to the property in Plaintiff,
free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
151325 (12-4,12-11,12-18)

LEGALS

ORDER OF PUBLICATION

Custom 25, LLC
c/o Eskin Law, LLC
1700 Reisterstown Road, Suite 212
Pikesville, MD 21208

Plaintiff,

v.

ANTHONY T. HARDNETT

Prince George’s County

Office of Finance of Prince George’s
County

State of Maryland
Office of the Attorney General

SANDY SPRING BANK

LAURA C. HARDNETT

TERRY RAWLINGS

STEVEN E. ANDERSON

All unknown owners of the prop-
erty (7406 LOIS LN LANHAM
20706-0000 being known as District
- 20 Account Identifier - 2197036
with a legal description of
15,203.0000 Sq.Ft. & Imps. Martins
Woods Lot 1 Blk K Assmt \$481,867
Lib 34339 FI 207 and assessed to
Hardnett Anthony T Etal. on the Tax
Roll of the Director of Finance), the
unknown owner’s heirs, devisees,
and personal representatives and
their or any of their heirs, devisees,
executors, administrators, grantees,
assigns or successors in right, title
and interest and any and all persons
having or claiming to have any in-
terest in the property.

Defendants

**In the Circuit Court for
Prince George’s County**

Case No.: C-16-CV-25-006523

The object of this proceeding is to
secure foreclosure of all rights of re-
demption from tax sale on the prop-
erty known as 7406 LOIS LN
LANHAM 20706-0000 being known
as District - 20 Account Identifier -
2197036 with a legal description of
15,203.0000 Sq.Ft. & Imps. Martins
Woods Lot 1 Blk K Assmt \$481,867
Lib 34339 FI 207 and assessed to
Hardnett Anthony T Etal. on the Tax
Roll of the Director of Finance sold
by the Finance Officer of Prince
George’s County, State of Maryland
to Custom 25, LLC, the Plaintiff.

A description of the property in
substantially the same form as the
description appearing on the Certi-
ficate of Tax Sale is as follows: 7406
LOIS LN LANHAM 20706-0000
being known as District - 20 Ac-
count Identifier - 2197036 with a
legal description of 15,203.0000
Sq.Ft. & Imps. Martins Woods Lot 1
Blk K Assmt \$481,867 Lib 34339 FI
207 and assessed to Hardnett An-
thony T Etal. on the Tax Roll of the
Director of Finance.

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

It is thereupon this 23rd day of
November, 2025, by the Circuit
Court for Prince George’s County,
ORDERED, that notice be given by
the insertion of a copy of this Order
in some newspaper having a gen-
eral circulation in Prince George’s
County once a week for three con-
secutive weeks, warning all persons
interested in the property to appear
before this Court by the 27th day of
January, 2026, and redeem the prop-
erty and answer the Complaint or
thereafter a final judgment will be
entered foreclosing all rights of re-
demption in the property, and vest-
ing title to the property in Plaintiff,
free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
151326 (12-4,12-11,12-18)

LEGALS

ORDER OF PUBLICATION

Custom 25, LLC
c/o Eskin Law, LLC
1700 Reisterstown Road, Suite 212
Pikesville, MD 21208

Plaintiff,

v.

JEMAL’S RIVERDALE PARK II
L.L.C.

Prince George’s County

Office of Finance of Prince George’s
County

State of Maryland
Office of the Attorney General

MICHAEL SUSSMAN

STAN FREEMAN

ERIC POTKIN

LHP INVESTMENTS, LLC

PCH INVESTMENTS, LLC

ARTHUR KRISE

PAMELA FERGUSON

JACLYN WILLIAMOWSKY

WILLIAM V. MEYERS

ROBERT H ROSENBAUM

All unknown owners of the prop-
erty (4609 QUEENSBURY RD
RIVERDALE 20737-0000 being
known as District - 19 Account Identi-

tifier - 2135028 with a legal descrip-
tion of 6,060.0000 Sq.Ft. & Imps.
Riverdale Park Lot 5 Blk 40 Assmt
\$404,300 Lib 49490 FI 096 and as-
sessed to Jemals Riverdale Park II
LLC. on the Tax Roll of the Director
of Finance), the unknown owner’s
heirs, devisees, and personal repre-
sentatives and their or any of their
heirs, devisees, executors, adminis-
trators, grantees, assigns or succes-
sors in right, title and interest and
any and all persons having or claim-
ing to have any interest in the prop-
erty.

Defendants

**In the Circuit Court for
Prince George’s County**

Case No.: C-16-CV-25-006606

The object of this proceeding is to
secure foreclosure of all rights of re-
demption from tax sale on the prop-
erty known as 4609 QUEENSBURY
RD RIVERDALE 20737-0000 being
known as District - 19 Account Ident-
ifier - 2135028 with a legal descrip-
tion of 6,060.0000 Sq.Ft. & Imps.
Riverdale Park Lot 5 Blk 40 Assmt
\$404,300 Lib 49490 FI 096 and as-
sessed to Jemals Riverdale Park II
LLC. on the Tax Roll of the Director
of Finance sold by the Finance Offi-
cer of Prince George’s County, State
of Maryland to Custom 25, LLC, the
Plaintiff.

A description of the property in
substantially the same form as the
description appearing on the Certifi-
cate of Tax Sale is as follows: 4609
QUEENSBURY RD RIVERDALE
20737-0000 being known as District -
19 Account Identifier - 2135028 with
a legal description of 6,060.0000
Sq.Ft. & Imps. Riverdale Park Lot 5
Blk 40 Assmt \$404,300 Lib 49490 FI
096 and assessed to Jemals Riverdale
Park II LLC. on the Tax Roll of the
Director of Finance.

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

It is thereupon this 25th day of No-
vember, 2025, by the Circuit Court
for Prince George’s County, OR-
DERED, that notice be given by the
insertion of a copy of this Order in
some newspaper having a general
circulation in Prince George’s
County once a week for three consecu-
tive weeks, warning all persons in-
terested in the property to appear
before this Court by the 27th day of
January, 2026, and redeem the prop-
erty and answer the Complaint or
thereafter a final judgment will be
entered foreclosing all rights of re-
demption in the property, and vest-
ing title to the property in Plaintiff,
free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
151344 (12-4,12-11,12-18)

LEGALS

ORDER OF PUBLICATION

Custom 25, LLC
c/o Eskin Law, LLC
1700 Reisterstown Road, Suite 212
Pikesville, MD 21208

Plaintiff,

v.

JEMAL’S RIVERDALE PARK II
L.L.C.

Prince George’s County

Office of Finance of Prince George’s
County

State of Maryland
Office of the Attorney General

MICHAEL SUSSMAN

STAN FREEMAN

ERIC POTKIN

LHP INVESTMENTS, LLC

PCH INVESTMENTS, LLC

PAMELA FERGUSON

JACLYN WILLIAMOWSKY

All unknown owners of the prop-
erty (6100 RHODE ISLAND AVE
RIVERDALE 20737-0000 being
known as District - 19 Account Ident-
ifier - 2134070 with a legal descrip-
tion of 9,450.0000 Sq.Ft. & Imps.
Riverdale Park Lot 12 Blk 40 Assmt
\$429,700 Lib 17039 FI 467 and as-
sessed to Jemal S Riverdale Park II L
C. on the Tax Roll of the Director
of Finance), the unknown owner’s
heirs, devisees, and personal repre-
sentatives and their or any of their
heirs, devisees, executors, adminis-
trators, grantees, assigns or succes-
sors in right, title and interest and
any and all persons having or claim-
ing to have any interest in the prop-
erty.

Defendants

**In the Circuit Court for
Prince George’s County**

Case No.: C-16-CV-25-006607

The object of this proceeding is to
secure foreclosure of all rights of re-
demption from tax sale on the prop-
erty known as 6100 RHODE
ISLAND AVE RIVERDALE 20737-
0000 being known as District - 19
Account Identifier - 2134070 with a
legal description of 9,450.0000 Sq.Ft.
& Imps. Riverdale Park Lot 12 Blk
40 Assmt \$429,700 Lib 17039 FI 467
and assessed to Jemal S Riverdale

LEGALS

Park II L L C. on the Tax Roll of the
Director of Finance sold by the Fi-
nance Officer of Prince George’s
County, State of Maryland to Cus-
tom 25, LLC, the Plaintiff.

A description of the property in
substantially the same form as the
description appearing on the Certifi-
cate of Tax Sale is as follows: 6100
RHODE ISLAND AVE RIVERDALE
20737-0000 being known as District -
19 Account Identifier - 2134070 with
a legal description of 9,450.0000
Sq.Ft. & Imps. Riverdale Park Lot 12
Blk 40 Assmt \$429,700 Lib 17039 FI
467 and assessed to Jemal S
Riverdale Park II L L C. on the Tax
Roll of the Director of Finance.

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

It is thereupon this 25th day of No-
vember, 2025, by the Circuit Court
for Prince George’s County, OR-
DERED, that notice be given by the
insertion of a copy of this Order in
some newspaper having a general
circulation in Prince George’s
County once a week for three consecu-
tive weeks, warning all persons in-
terested in the property to appear
before this Court by the 27th day of
January, 2026, and redeem the prop-
erty and answer the Complaint or
thereafter a final judgment will be
entered foreclosing all rights of re-
demption in the property, and vest-
ing title to the property in Plaintiff,
free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
151345 (12-4,12-11,12-18)

LEGALS

ORDER OF PUBLICATION

Custom 25, LLC
c/o Eskin Law, LLC
1700 Reisterstown Road, Suite 212
Pikesville, MD 21208

Plaintiff,

v.

MARION CIEPLAK

Prince George’s County

Office of Finance of Prince George’s
County

State of Maryland
Office of the Attorney General

THE TESTATE AND INTESTATE
SUCCESSORS OF MARION
CIEPLAK, BELIEVED TO BE DE-
CEASED, AND ALL PERSONS
CLAIMING BY, THROUGH, OR
UNDER THE INDIVIDUAL BE-
LIEVED TO BE DECEASED

All unknown owners of the prop-
erty (8000 BELLEFONTE LN CLIN-
TON 20735-0000 being known as
District - 09 Account Identifier -
0885426 with a legal description of
OF LOT 41 NCONF USE-HOUSE
on the Tax Roll of the Director of Fi-
nance), the unknown owner’s heirs,
devisees, and personal representa-
tives and their or any of their heirs,
devisees, executors, administrators,
grantees, assigns or successors in
right, title and interest and any and
all persons having or claiming to
have any interest in the property.

Defendants

**In the Circuit Court for
Prince George’s County**

Case No.: C-16-CV-25-006602

The object of this proceeding is to
secure foreclosure of all rights of re-
demption from tax sale on the prop-
erty known as 8000 BELLEFONTE
LN CLINTON 20735-0000 being
known as District - 09 Account Ident-
ifier - 0885426 with a legal descrip-
tion of OF LOT 41 NCONF
USE-HOUSE on the Tax Roll of the
Director of Finance sold by the Fi-
nance Officer of Prince George’s
County, State of Maryland to Cus-
tom 25, LLC, the Plaintiff.

A description of the property in
substantially the same form as the
description appearing on the Certi-
ficate of Tax Sale is as follows: 8000
BELLEFONTE LN CLINTON
20735-0000 being known as District
- 09 Account Identifier - 0885426
with a legal description of OF LOT
41 NCONF USE-HOUSE on the Tax
Roll of the Director of Finance.

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

It is thereupon this 25th day of
November, 2025, by the Circuit
Court for Prince George’s County,
ORDERED, that notice be given by
the insertion of a copy of this Order
in some newspaper having a gen-
eral circulation in Prince George’s
County once a week for three con-
secutive weeks, warning all persons
interested in the property to appear
before this Court by the 27th day of
January, 2026, and redeem the prop-
erty and answer the Complaint or
thereafter a final judgment will be
entered foreclosing all rights of re-
demption in the property, and vest-
ing title to the property in Plaintiff,
free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
151340 (12-4,12-11,12-18)

ORDER OF P

LEGALS

ORDER OF PUBLICATION

Custom 25, LLC
c/o Eskin Law, LLC
1700 Reisterstown Road, Suite 212
Pikesville, MD 21208

Plaintiff,

v.

VERA RENEE BRADFORD

Prince George’s County

Office of Finance of Prince George’s
County

State of Maryland
Office of the Attorney General

All unknown owners of the property (4722 COLONEL ASHTON PL UPPER MARLBORO 20772-0000 UNIT: 431 being known as District - 03 Account Identifier - 0223958 with a legal description of 3,564.0000 Sq.Ft. & Imps. Marlborough Condo- Assmt \$211,200 Lib 38606 Fl 557 Unit 431 Bldg 428 and assessed to Bradford Vera R. on the Tax Roll of the Director of Finance), the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest and any and all persons having or claiming to have any interest in the property.

Defendants

In the Circuit Court for
Prince George’s County

Case No.: C-16-CV-25-006603

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 4722 COLONEL ASHTON PL UPPER MARLBORO 20772-0000 UNIT: 431 being known as District - 03 Account Identifier - 0223958 with a legal description of 3,564.0000 Sq.Ft. & Imps. Marlborough Condo- Assmt \$211,200 Lib 38606 Fl 557 Unit 431 Bldg 428 and assessed to Bradford Vera R. on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George’s County, State of Maryland to Custom 25, LLC, the Plaintiff.

A description of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: 4722 COLONEL ASHTON PL UPPER MARLBORO 20772-0000 UNIT: 431 being known as District - 03 Account Identifier - 0223958 with a legal description of 3,564.0000 Sq.Ft. & Imps. Marlborough Condo- Assmt \$211,200 Lib 38606 Fl 557 Unit 431 Bldg 428 and assessed to Bradford Vera R. on the Tax Roll of the Director of Finance.

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

It is thereupon this 25th day of November, 2025, by the Circuit Court for Prince George’s County, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George’s County once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 27th day of January, 2026, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting title to the property in Plaintiff, free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
151341 (12-4,12-11,12-18)

LEGALS

ORDER OF PUBLICATION

Custom 25, LLC
c/o Eskin Law, LLC
1700 Reisterstown Road, Suite 212
Pikesville, MD 21208

Plaintiff,

v.

BEN AKABUEZE

Prince George’s County

Office of Finance of Prince George’s
County

State of Maryland
Office of the Attorney General

NGOZI AKABUEZE

All unknown owners of the property (6011 EMERSON ST BLADENSBURG 20710-0000 UNIT: 714 being known as District - 02 Account Identifier - 0183897 with a legal description of UNIT 714 on the Tax Roll of the Director of Finance), the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest and any and all persons having or claiming to have any interest in the property.

Defendants

In the Circuit Court for
Prince George’s County

Case No.: C-16-CV-25-006604

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 6011 EMERSON ST BLADENSBURG 20710-0000 UNIT: 714 being known as District - 02 Account Identifier - 0183897 with a legal description of UNIT 714 on the Tax Roll of the Director of Finance

sold by the Finance Officer of Prince George’s County, State of Maryland to Custom 25, LLC, the Plaintiff.

A description of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: 6011 EMERSON ST BLADENSBURG 20710-0000 UNIT: 714 being known as District - 02 Account Identifier - 0183897 with a legal description of UNIT 714 on the Tax Roll of the Director of Finance.

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

It is thereupon this 25th day of November, 2025, by the Circuit Court for Prince George’s County, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George’s County once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 27th day of January, 2026, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting title to the property in Plaintiff, free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
151342 (12-4,12-11,12-18)

ORDER OF PUBLICATION

Custom 25, LLC
c/o Eskin Law, LLC
1700 Reisterstown Road, Suite 212
Pikesville, MD 21208

Plaintiff,

v.

HAROLD JOYCE

Prince George’s County

Office of Finance of Prince George’s
County

State of Maryland
Office of the Attorney General

THE TESTATE AND INTESTATE SUCCESSORS OF HAROLD JOYCE, BELIEVED TO BE DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE INDIVIDUAL BELIEVED TO BE DECEASED.

All unknown owners of the property (1105 BEATRICE CT FORT WASHINGTON 20744-0000 being known as District - 05 Account Identifier - 0389841 with a legal description of 14,827.0000 Sq.Ft. & Imps. Hunters Mill Woods Lot 20 Blk B Assmt \$414,000 Lib 07476 Fl 299 and assessed to Joyce Harold. on the Tax Roll of the Director of Finance), the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest and any and all persons having or claiming to have any interest in the property.

Defendants

In the Circuit Court for
Prince George’s County

Case No.: C-16-CV-25-006605

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 1105 BEATRICE CT FORT WASHINGTON 20744-0000 being known as District - 05 Account Identifier - 0389841 with a legal description of 14,827.0000 Sq.Ft. & Imps. Hunters Mill Woods Lot 20 Blk B Assmt \$414,000 Lib 07476 Fl 299 and assessed to Joyce Harold. on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George’s County, State of Maryland to Custom 25, LLC, the Plaintiff.

A description of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: 1105 BEATRICE CT FORT WASHINGTON 20744-0000 being known as District - 05 Account Identifier - 0389841 with a legal description of 14,827.0000 Sq.Ft. & Imps. Hunters Mill Woods Lot 20 Blk B Assmt \$414,000 Lib 07476 Fl 299 and assessed to Joyce Harold. on the Tax Roll of the Director of Finance.

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

It is thereupon this 25th day of November, 2025, by the Circuit Court for Prince George’s County, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George’s County once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 27th day of January, 2026, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting title to the property in Plaintiff, free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
151343 (12-4,12-11,12-18)

LEGALS

ORDER OF PUBLICATION

Custom 25, LLC
c/o Eskin Law, LLC
1700 Reisterstown Road, Suite 212
Pikesville, MD 21208

Plaintiff,

v.

JAIRUS M. HARPER

Prince George’s County

Office of Finance of Prince George’s
County

State of Maryland
Office of the Attorney General

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE FOR INDYMAC HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST, SERIES 2006-H3

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR LEHMAN XS TRUST MORTGAGE PASS- THROUGH CERTIFICATES, SERIES 2006-16N

Jacob Geesing

Richard R. Goldsmith, Jr.

Elizabeth C. Jones

Nicholas Derdock

Carrie M. Ward

Christopher Robert Selig

Phillip Shriver

Eric VandelLinde

Daniel Dreyfuss

TRANSACTION TITLE INSURANCE CO.

Howard N. Bierman

Andrew J. Brenner

All unknown owners of the property (5513 RUXTON DR LANHAM 20706-0000 being known as District - 20 Account Identifier - 2247229 with a legal description of 12,546.0000 Sq.Ft. & Imps. Lanham Acres-addn Lot 2 Blk 2 Assmt \$73,700 Lib 49663 Fl 329 and assessed to Harper Jairus M. on the Tax Roll of the Director of Finance), the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest and any and all persons having or claiming to have any interest in the property.

Defendants

In the Circuit Court for
Prince George’s County

Case No.: C-16-CV-25-006617

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 5513 RUXTON DR LANHAM 20706-0000 being known as District - 20 Account Identifier - 2247229 with a legal description of 12,546.0000 Sq.Ft. & Imps. Lanham Acres-addn Lot 2 Blk 2 Assmt \$73,700 Lib 49663 Fl 329 and assessed to Harper Jairus M. on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George’s County, State of Maryland to Custom 25, LLC, the Plaintiff.

A description of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: 5513 RUXTON DR LANHAM 20706-0000 being known as District - 20 Account Identifier - 2247229 with a legal description of 12,546.0000 Sq.Ft. & Imps. Lanham Acres-addn Lot 2 Blk 2 Assmt \$73,700 Lib 49663 Fl 329 and assessed to Harper Jairus M. on the Tax Roll of the Director of Finance.

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

It is thereupon this 25th day of November, 2025, by the Circuit Court for Prince George’s County, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George’s County once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 27th day of January, 2026, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting title to the property in Plaintiff, free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
151346 (12-4,12-11,12-18)

THE PRINCE

GEORGE’S

POST

Call

3 0 1 - 6 2 7 - 0 9 0 0

Fax

3 0 1 - 6 2 7 - 6 2 6 0

SUBSCRIBE

TODAY!

ORDER OF PUBLICATION

Custom 25, LLC
c/o Eskin Law, LLC
1700 Reisterstown Road, Suite 212
Pikesville, MD 21208

Plaintiff,

v.

LINDA D. FINNEGAN

Prince George’s County

Office of Finance of Prince George’s
County

State of Maryland
Office of the Attorney General

All unknown owners of the property (15602 ELSMERE CT BOWIE 20716-0000 being known as District - 07 Account Identifier - 0691832 with a legal description of 1,600.0000 Sq.Ft. & Imps. Essington Plat 3 Lot 62 Blk A Assmt \$336,667 Lib 32560 Fl 049 and assessed to Finnegan Linda D. on the Tax Roll of the Director of Finance), the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest and any and all persons having or claiming to have any interest in the property.

Defendants

In the Circuit Court for
Prince George’s County

Case No.: C-16-CV-25-006618

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 15602 ELSMERE CT BOWIE 20716-0000 being known as District - 07 Account Identifier - 0691832 with a legal description of 1,600.0000 Sq.Ft. & Imps. Essington Plat 3 Lot 62 Blk A Assmt \$336,667 Lib 32560 Fl 049 and assessed to Finnegan Linda D. on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George’s County, State of Maryland to Custom 25, LLC, the Plaintiff.

A description of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: 15602 ELSMERE CT BOWIE 20716-0000 being known as District - 07 Account Identifier - 0691832 with a legal description of 1,600.0000 Sq.Ft. & Imps. Essington Plat 3 Lot 62 Blk A Assmt \$336,667 Lib 32560 Fl 049 and assessed to Finnegan Linda D. on the Tax Roll of the Director of Finance.

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

It is thereupon this 25th day of November, 2025, by the Circuit Court for Prince George’s County, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George’s County once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 27th day of January, 2026, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting title to the property in Plaintiff, free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
151347 (12-4,12-11,12-18)

LEGALS

ORDER OF PUBLICATION

Custom 25, LLC
c/o Eskin Law, LLC
1700 Reisterstown Road, Suite 212
Pikesville, MD 21208

Plaintiff,

v.

DAVID COUGLE

Prince George’s County

Office of Finance of Prince George’s
County

State of Maryland
Office of the Attorney General

All unknown owners of the property (155 POTOMAC PSGE OXON HILL 20745-0000 UNIT: 418 being known as District - 12 Account Identifier - 3976560 with a legal description of 309.0000 Sq.Ft. & Imps. One National Harbo Assmt \$280,000 Lib 37976 Fl 540 and assessed to Cogle David. on the Tax Roll of the Director of Finance), the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest and any and all persons having or claiming to have any interest in the property.

Defendants

In the Circuit Court for
Prince George’s County

Case No.: C-16-CV-25-006620

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 155 POTOMAC PSGE OXON HILL 20745-0000 UNIT: 418 being known as District - 12 Account Identifier - 3976560 with

LEGALS

ORDER OF PUBLICATION

Custom 25, LLC
c/o Eskin Law, LLC
1700 Reisterstown Road, Suite 212
Pikesville, MD 21208

Plaintiff,

v.

TOMMIE BROADWATER JR

Prince George’s County

Office of Finance of Prince George’s
County

State of Maryland
Office of the Attorney General

STATE OF MARYLAND

LILLIAN P. BROADWATER

NORMAN L. PRITCHETT

VIVIAN JENKINS

PEGGY MAGEE

All unknown owners of the property (5361 SHERIFF RD CAPITOL HEIGHTS 20743-0000 being known as District - 18 Account Identifier - 2046571 with a legal description of LOTS 1,2 & W HALF LOT 3 EX PT TO CO COMM on the Tax Roll of the Director of Finance), the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest and any and all persons having or claiming to have any interest in the property.

Defendants

In the Circuit Court for
Prince George’s County

Case No.: C-16-CV-25-006627

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 5361 SHERIFF RD CAPITOL HEIGHTS 20743-0000 being known as District - 18 Account Identifier - 2046571 with a legal description of LOTS 1,2 & W HALF LOT 3 EX PT TO CO COMM on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George’s County, State of Maryland to Custom 25, LLC, the Plaintiff.

A description of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: 5361 SHERIFF RD CAPITOL HEIGHTS 20743-0000 being known as District - 18 Account Identifier - 2046571 with a legal description of LOTS 1,2 & W HALF LOT 3 EX PT TO CO COMM on the Tax Roll of the Director of Finance.

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

It is thereupon this 25th day of November, 2025, by the Circuit Court for Prince George’s County, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George’s County once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 27th day of January, 2026, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting title to the property in Plaintiff, free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
151351 (12-4,12-11,12-18)

LEGALS

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

In The Estate Of:
JAMES THEODORE BRISCOE, SR
Estate No.: 136756

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Aquia Bratcher 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 8, 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

151307 (12-4,12-11)

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
ANN MARIE HARNER

Notice is given that Joan Nixon, whose address is 1220 Fairfield Estates Ln, Crownsville, MD 21032-2033, and Linda GodstreY, whose address is 3111 Shield Ln, Bowie, MD 20715-3125, were on November 21, 2025 appointed Co-Personal Representatives of the estate of ANN MARIE HARNER who died on December 30, 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 21st day of May, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 21st day of May, 2026.

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

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

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

JOAN NIXON
LINDA GODSTREY
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. 136466
151318 (12-4,12-11,12-18)



LEGALS

ORDER OF PUBLICATION

Wright Properties, LLC

Petitioner,
v.

I & I Construction Co Inc.,
Prince George's County, Maryland

And

UNKNOWN OCCUPANT (if any)
Leasing the property at
0 Ben Dr, Oxon Hill, MD 20745

And

ALL OTHER PERSONS THAT
HAVE OR CLAIM TO HAVE ANY
INTEREST IN THE PROPERTY:
0 Ben Dr, Oxon Hill, MD 20745, Parcel
No. 12-1346774

And

UNKNOWN OWNERS OF THE
PROPERTY:
0 Ben Dr, Oxon Hill, MD 20745, Parcel
No. 12-1346774

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
Case No.: C-16-CV-25-006489

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

All that property in Prince George's County described as:
Tax Account Number: 12-1346774, Parcel 2 1.6200 Acres. Livingston Woods P Blk B Assmt \$8,200 Lib 06450 Fl 631 and assessed to I & I Construction Co Inc.

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

It is thereupon this 24th day of November, 2025, 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 27th day of January 2026, and redeem the property with Parcel Identification Number 12-1346774 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
151357 (12-4,12-11,12-18)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOHN WINSTON KING SR

Notice is given that Ludlow McKay, whose address is 9309 Sligo Creek Pkwy, Apt. 1601, Silver Spring, MD 20901, was on November 21, 2025 appointed Personal Representative of the estate of John Winston King Sr who died on June 7, 2025 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 21st day of May, 2026.

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

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

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

LUDLOW MCKAY
Personal Representative

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

Estate No. 138912
151313 (12-4,12-11,12-18)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CLIFFORD J SMITH

Notice is given that Mark Smith, whose address is 7002 Mount Forest Ter, District Heights, MD 20747-3964, was on November 6, 2025 appointed personal representative of the small estate of Clifford J Smith who died on May 16, 2025 with a will.

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

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

MARK 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. 138608
151304 (12-4)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DOROTHY JOHNSON
AKA: DOROTHY BROOKS

Notice is given that Antoinette Johnson, whose address is 12907 Barnwell Pl, Upper Marlboro, MD 20772, was on November 21, 2025 appointed Personal Representative of the estate of DOROTHY JOHNSON, who died on July 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 of the personal representative shall file their objection with the Register of Wills on or before the 21st day of May, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 21st day of May, 2026.

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

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

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

ANTOINETTE 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. 139046
151316 (12-4,12-11,12-18)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SAMUEL PANNELL

Notice is given that Beverly Pannell, whose address is 803 Rachel Ct, Hyattsville, MD 20785, was on October 30, 2025 appointed personal representative of the small estate of Samuel Pannell, who died on June 10, 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.

BEVERLY PANNELL
Personal Representative

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

Estate No. 139125
151353 (12-4)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CARL LANDIS PLUMMER

Notice is given that Nancy R. Plummer, whose address is 12302 Tilbury Lane, Bowie, MD 20715, was on November 19, 2025 appointed Personal Representative of the estate of CARL LANDIS PLUMMER, who died on September 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 of the personal representative shall file their objection with the Register of Wills on or before the 19th day of May, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 19th day of May, 2026.

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

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

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

NANCY R. PLUMMER
Personal Representative

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

Estate No. 139378
151317 (12-4,12-11,12-18)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EVELYN LUCILLE HIDER

Notice is given that Anthony Hider, whose address is 3990 Gardiner Rd, Waldorf, MD 20601-2023, was on November 19, 2025 appointed personal representative of the small estate of Evelyn Lucille Hider who died on August 25, 2025 with a will.

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

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

ANTHONY HIDER
Personal Representative

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

Estate No. 139407
151305 (12-4)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BENNY MADDOX

Notice is given that Tiffany Walker, whose address is 11473 Mary Shelley Pl, White Plains, MD 20695-4269, was on November 19, 2025 appointed personal representative of the small estate of Benny Maddox, who died on August 7, 2025 without a will.

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

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

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

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

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

TIFFANY WALKER
Personal Representative

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

Estate No. 139303
151306 (12-4)

MECHANIC'S LIEN
SALE

Freestate Lien & Recovery Inc will sell at public auction the following vehicles / vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George's County Courthouse, 14735 Main Street, specifically at the entrance to the Duvall Wing, Upper Marlboro MD 20772 at 04:00 P.M. on 12/19/2025. Purchaser of the vehicle(s) must have it inspected as provided in Transportation Code of Maryland. The following may be inspected during normal business hours at the Lienor's Location. If anyone has an interest in any of the vehicles or vessels listed below, please call us at the number listed below. All parties claiming interest in the following may contact Freestate Lien & Recovery Inc, at 410-867-9079.

LOT#10736
2009 VOLKSWAGON
VIN# WVWJK73C49P046156

LOT#10770
2015 FORD
VIN# 1FTEW1EP7FFC13016

LOT#10801
2005 TOYOTA
VIN# 4T1BE30K55U515357

LOT#10809
2019 FORD
VIN# 1FM5K8FH5KGA47462

LOT#10811
2017 FORD
VIN# 1FMCU9GD7HUC17026

Terms of Sale: CASH
Public Sale
12% Buyer premium
The Auctioneer reserves the right to post a minimum bid.
Everything sold AS-IS

Freestate Lien & Recovery Inc
610 Bayard Rd
Lothian MD 20711
410-867-9079

151358 (12-4,12-11)

The
Prince
George's
Post
Newspaper

Call

301-627-0900

or

Fax

301-627-6260

Have
a
Very
Safe
Weekend

The Prince
George's Post
Proudly Serving
Prince George's County
Since 1932
Call 301-627-0900

The Prince George’s Post

Your Newspaper of Legal Record

Call (301) 627-0900

Fax (301) 627-6260

*Subscribe
Today!*

Proudly Serving Prince George’s County Since 1932