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George's Post
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of
Legal Record*

LEGALS

ORDER OF PUBLICATION

EPCOT MD LLC

Plaintiff

v.

The Great House Maryland LLC

Lyнк 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
WENDY MICHELLE SMITH

Notice is given that Yolanda Michelle Smith, whose address is 8659 Ritchboro Rd, District Heights, MD 20747-2653, was on November 26, 2025 appointed Personal Representative of the estate of WENDY MICHELLE SMITH who died on June 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 personal representative or the attorney.

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

YOLANDA MICHELLE 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. 139287
151403 (12-11,12-18,12-25)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARJORIE JOHNSON HILL

Notice is given that Jimmy M. Sanders, whose address is 16220 Clove Pl, Brandywine, MD 20613-4127, was on November 25, 2025 appointed Personal Representative of the estate of MARJORIE JOHNSON HILL who died on September 11, 2025 with a will.

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

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

JIMMY M. SANDERS
Personal Representative

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

Estate No. 139144
151404 (12-11,12-18,12-25)

LEGALS

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)

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 Fl 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 Fl 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 Fl 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 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 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 Fl 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 Fl 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 Fl 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 Fl 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 Fl 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 Fl 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 Fl 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,

v.

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 Fl 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 Fl 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 Fl 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 Fl 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 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 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 Fl 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.

LEGALS

ORDER OF PUBLICATION

OPPIDAN INVESTMENTS, LLC
c/o: Berman Legal Services
201 International Circle, Suite 190
Hunt Valley, Maryland 21030

Plaintiff,

vs.

Sekon Togola

AND

The Estate of Sekon Togola

AND

Ismaila Togola

AND

The Estate of Ismaila Togola

AND

Prince George’s County, Maryland
c/o: Rhonda L. Weaver, County At-
torney

AND

State of Maryland
c/o: Anthony G. Brown, Attorney
General

All unknown owners of the Prop-
erty described below, their heirs, de-
visees, Personal Representatives,
and their or any of their heirs, de-
visees, executors, administrators,
grantees, assignees, or successors in
right, title or interest, and any and all
persons having or claiming to have
any leasehold or any other interest
in the Property and premises situate,
described as:

Account No: 18-3661162
known as: 503 Ventura Ave
Address of 503 Ventura Avenue,
Capitol Heights, Maryland 20743

Defendants.

IN THE CIRCUIT COURT FOR
PRINCE GEORGE’S COUNTY,
MARYLAND
CIVIL DIVISION
CASE NO.: C-16-CV-25-006668

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the hereinabove de-
scribed property situate, lying and
being in Prince George’s County,
Maryland, sold by the Collector of
Taxes for Prince George’s County
and the State of Maryland to the
Plaintiff in the proceeding.

The Complaint states, among
other things, that the amount neces-
sary for the redemption for the sub-
ject property has not been paid,
although more than six (6) months
and a day from the date of sale has
expired.

It is thereupon this 1st day of De-
cember, 2025, by the Circuit Court
for Prince George’s County, Mary-
land,

ORDERED, that notice be given
by the insertion of a copy of this
Order in some newspaper having
general circulation in Prince
George’s County, Maryland once a
week for three (3) consecutive
weeks, on or before the 26th day of
December, 2025, warning all per-
sons having or claiming to have any
interest in the property described
above appear in this Court by the
3rd day of February, 2026, and re-
deem their respective property or
answer the Complaint, or thereafter
a Final Decree will be entered fore-
closing all rights of redemption in
and as to the property, and vesting
in the Plaintiff a title in fee simple,
free and clear of all encumbrances.

The Defendants are hereby in-
formed of the latest date to file a
written Answer or Petition to Re-
deem the property mentioned in the
Complaint described above, and
that failure to file a response on or
before the date specified may result
in a Default Judgment foreclosing
all rights of redemption in and as to
the property being rendered by this
Court against them.

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

True Copy—Test:
Mahasin El Amin, Clerk
151368 (12-11,12-18,12-25)

Proudly
Serving
Prince
George’s
County
Since
1932

ENACTED BILLS

COUNTY COUNCIL OF
PRINCE GEORGE’S COUNTY MARYLAND

**CB-027-2025 (DR-2) AN ORDINANCE CONCERNING MODERNIZ-
ING ACCESS TO TREATMENT SERVICES** for the purpose of defining
State-licensed medical clinics as a new principal use type; establishing the
zones in which this new use type is permitted, as shown on the principal
use tables; setting forth conditions under which this new principal use may
be approved; establishing off-street parking requirements for this new use
type; amending the description of the Health Care Uses principal use cat-
egory; amending the definition of Medical facility; and removing
Methadone treatment center as a principal use type.
ENACTED: 11/10/2025; EFFECTIVE: 12/26/2025

**CB-033-2025 (DR-3) AN ACT CONCERNING MUNICIPALITIES -
COUNTY BUILDING PERMIT DOCUMENTATION** for the purpose of
providing that the Department of Permitting, Inspections and Enforcement
is required at the time a County building permit application is made to
provide a certain municipality with certain documents; providing for a
certain additional requirement; providing for re-lettering; and generally
regarding County building permits in Prince George’s County.
ENACTED: 9/9/2025; SIGNED: 9/26/2025; EFFECTIVE: 11/12/2025

**CB-035-2025 (DR-2) AN ACT CONCERNING UNIVERSAL DESIGN
FOR HOUSING - 2025 REVISIONS** for the purpose of removing and re-
lettering certain definitions; providing for amending a certain definition;
clarifying that all site plans, under certain circumstances, covered under
the Site Plan definition in this Division, are approved for a certain exemp-
tion; providing for revisions to certain design elements; providing for a
certain width for certain exterior door entrances; providing for a certain
width for certain lead walks; providing for a certain width for certain hall-
ways on the accessible level; providing for a certain width for certain door-
ways on the accessible level; providing for a certain width for certain
interior hallways in townhouse and two-over-two units; providing for a
certain width for certain interior doorways in townhouse and two-over-
two units; providing that a waiver shall not be granted under certain cir-
cumstances as a condition of approval of a Detailed Site Plan, Special
Exception, or a Zoning Map Amendment; and generally regarding Uni-
versal Design elements for certain newly constructed residential housing
dwelling units.

ENACTED: 10/7/2025; SIGNED: 10/27/2025; EFFECTIVE: 12/12/2025

CB-040-2025 (DR-2) AN ORDINANCE CONCERNING LCD ZONE for
the purpose of authorizing the issuance of grading permits in the LCD
Zone under certain circumstances.
ENACTED: 9/9/2025; EFFECTIVE: 10/27/2025

**CB-043-2025 (DR-4) AN ORDINANCE CONCERNING USE REGULA-
TIONS - PRINCIPAL USES - PERMITTED USES IN CGO ZONE** for the
purpose of amending the uses permitted in the Commercial, General and
Office (CGO) Zone to encourage the conversion of existing office buildings
into mixed-use developments.
ENACTED: 11/18/2025; EFFECTIVE: 1/5/2026

**CB-047-2025 AN ACT CONCERNING THE BUILDING CODE OF
PRINCE GEORGE’S COUNTY** for the purpose of updating the provi-
sions of the Building Code of Prince George’s County (the “County”) to
conform to the 2021 editions of the International Building Code, the Inter-
national Mechanical Code, the International Energy Conservation Code,
International Swimming Pool and Spa Code, International Existing Build-
ing Code, The National Fire Protection Association Life Safety Code The
National Fire Protection Association Fire Code, The 2020 National Electr-
ical Code, and the International Residential Code for One- and Two-Family
Dwellings.
ENACTED: 10/7/2025; SIGNED: 10/27/2025; EFFECTIVE: 12/12/2025

**CB-053-2025 AN ACT CONCERNING BUILDING CODE OF PRINCE
GEORGE’S COUNTY** for the purpose of updating the provisions of the
Building Code of Prince George’s County (the “County”) to conform to
the 2020 editions of the National Electrical Code.
ENACTED: 9/9/2025; SIGNED: 9/26/2025; EFFECTIVE: 11/12/2025

**CB-065-2025 (DR-2) AN ORDINANCE CONCERNING CANNABIS
USES** for the purpose of reconciling areas for Cannabis uses consistent
with authority set forth in State law; revising use-specific standards for
permitted Cannabis uses; establishing parking regulations for permitted
Cannabis uses; providing for the prospective application of provisions and
amendments adopted herein; providing a severability clause for the pro-
visions related to Cannabis uses in Prince George’s County; and generally
regarding Cannabis areas and uses in Prince George’s County.
ENACTED: 11/10/2025; EFFECTIVE: 12/26/2025

**CB-066-2025 (DR-2) AN ORDINANCE CONCERNING ADMINISTRA-
TION - APPLICATION-SPECIFIC REVIEW PROCEDURES AND
STANDARDS - PLANNED DEVELOPMENT ZONING MAP AMEND-
MENT** for the purpose of streamlining land development administration
in support of the County’s affordable housing goals by amending Planned
Development (PD) Zoning Map Amendments requirements to remove cer-
tain filing requirements and allow for the submission of subsequent de-
velopment applications under certain circumstances.
ENACTED: 10/28/2025; EFFECTIVE: 10/28/2025

**CB-067-2025 (DR-3) AN ACT CONCERNING PRINCE GEORGE’S
COUNTY FOOD AS MEDICINE HEALTH PROGRAM ACT OF 2025**
for the purpose of establishing the Prince George’s County Food as Med-
icine Health Program within the County Department of Health; providing
for grant awards and partnerships to implement medically supportive
food and nutrition interventions to improve health outcomes, reduce
chronic disease, and address food insecurity; providing for certain part-
nerships and education; providing for a certain Workgroup; providing for
the use of funds; providing for reporting requirements; providing for a
technical assistance program; providing for guidance and recommenda-
tions; providing for implementation and funding; and generally relating
to food as a component of healthcare delivery in Prince George’s County.
ENACTED: 11/4/2025; SIGNED:11/25/2025; EFFECTIVE: 1/12/2026

**CB-069-2025 (DR-2) AN ORDINANCE CONCERNING USE REGULA-
TIONS - PERMITTED USES - QUICK SERVICE RESTAURANTS
WITH DRIVE-THROUGH SERVICE** for the purpose of limiting the lo-
cation of new quick-service restaurants with drive-through service by pro-
hibiting such uses in residential zones and allowing such uses by special
exception in certain commercial zones to address the unique adverse im-
pacts associated with quick-service restaurants with drive-through serv-
ice.
ENACTED: 11/18/2025; EFFECTIVE: 1/5/2026

**CB-074-2025 AN ACT CONCERNING HOMESTEAD PROPERTY TAX
CREDIT** for the purpose of establishing the homestead property tax credit
for the County property tax for the taxable year beginning July 1, 2026, as
required by State law.
ENACTED: 11/10/2025; SIGNED:11/25/2025; EFFECTIVE: 1/12/2026

**CB-077-2025 (DR-2) AN ORDINANCE CONCERNING MUNICIPALI-
TIES - COUNTY USE AND OCCUPANCY PERMITS - APPLICATION
DOCUMENTATION** for the purpose of providing that the [Department
of Permitting, Inspections and Enforcement] applicant is required at the
time a County use and occupancy permit application is made to provide a
certain municipality with certain documents; and generally regarding use
and occupancy permits in Prince George’s County.
ENACTED: 11/18/2025; EFFECTIVE: 1/5/2026

**CB-082-2025 (DR-2) AN ACT CONCERNING SUPPLEMENTARY AP-
PROPRIATIONS** for the purpose of declaring transferring appropriations
within the General Fund to provide for costs that were not anticipated and
included in the Approved Fiscal Year 2025 Budget.
ENACTED: 11/4/2025; SIGNED: 11/25/2025; EFFECTIVE: 1/12/2026

**CB-090-2025 AN ACT CONCERNING COLLECTIVE BARGAINING
AGREEMENT FRATERNAL ORDER OF POLICE 112, PRINCE
GEORGE’S COUNTY SHERIFFS LODGE INC.** for the purpose of
amending the labor agreement by and between Prince George’s County,
Maryland and the Fraternal Order of Police 112, Prince George’s County
Sheriffs Lodge Inc., to provide for wages and certain other terms and con-
ditions of employment for personnel classifications certified by the Prince
George’s County Public Employee Relations Board and as amended by the
Office of Human Resources Management from time to time.
ENACTED: 11/4/2025; SIGNED: 11/25/2025; EFFECTIVE: 1/12/2026

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

ATTEST:
Donna J. Brown
Clerk of the Council

Copies of these documents are available for viewing online at
<https://princegeorgescountymd.legistar.com>

151431

LEGALS

NOTICE

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

v.

Kira M. Rowe
6232 Walbridge Street
Capitol Heights, MD 20743
Defendant

In the Circuit Court for Prince
George’s County, Maryland
Case No. C-16-CV-23-005558

Notice is hereby given this 4th day
of December, 2025, by the Circuit
Court for Prince George’s County,
that the sale of the property men-
tioned in these proceedings, made
and reported, will be ratified and
confirmed, unless cause to the con-
trary thereof be shown on or before
the 5th day of January, 2026, pro-
vided a copy of this notice be pub-
lished in a newspaper of general
circulation in Prince George’s
County, once in each of three succe-
ssive weeks before the 5th day of Jan-
uary, 2026.

The Report of Sale states the
amount of the foreclosure sale price
to be \$305,000.00. The property sold
herein is known as 6232 Walbridge
Street, Capitol Heights, MD 20743.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George’s County, MD
True Copy—Test:
Mahasin El Amin, Clerk
151421 (12-11,12-18,12-25)

LEGALS

NOTICE

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

v.

Kristina N Probst
14515 Cambridge Circle
Laurel, MD 20707
Defendant

In the Circuit Court for Prince
George’s County, Maryland
Case No. C-16-CV-22-001249

Notice is hereby given this 4th day
of December, 2025, by the Circuit
Court for Prince George’s County,
that the sale of the property men-
tioned in these proceedings, made
and reported, will be ratified and
confirmed, unless cause to the con-
trary thereof be shown on or before
the 5th day of January, 2026, pro-
vided a copy of this notice be pub-
lished in a newspaper of general
circulation in Prince George’s
County, once in each of three succe-
ssive weeks before the 5th day of Jan-
uary, 2026.

The Report of Sale states the
amount of the foreclosure sale price
to be \$299,300.00. The property sold
herein is known as 14515 Cam-
bridge Circle, Laurel, MD 20707.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George’s County, MD
True Copy—Test:
Mahasin El Amin, Clerk
151422 (12-11,12-18,12-25)

LEGALS

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 Cir-
cuit 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 be-
fore 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 succe-
ssive 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 Summer-
glen 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

The following vehicle(s) have been taken into custody by the Revenue Au-
thority 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: 12/22/2025.

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

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

2012	MERCEDES-BENZ	GLK-350	VA	TCX8080	WDCGG5GB5CF863936
2012	CHEVROLET	TRAVERSE	MD	7GB8177	1GKNVJEDXCJ152725

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

2004	GMC	YUKON	VA	UHV7414	1GKEK63U74J147311
2011	TOYOTA	COROLLA			2T1BU4EE4BC736408
2015	MIITSUBISHI	LANCER	DC	GU4641	JA32U2FU6FU026637
2007	MERCEDES-BENZ	S550	VA	UHC5874	WBDNG71X97A140712
2014	BMW	X5			5UXKR0C5XE0K48820

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

2013	FREIGHTLINER	CASCADIA	125		1FUJGLBXDLFG8988
2005	VENTURE	TRAILER			47GRL21195B000637
2011	INFINITI	G37			JN1CV6AR6BM356952
2004	MIITSUBISHI	OUTLANDER			JA4LZ31F14U049496
2011	CHEVROLET	CAMARO	MD	4DR9329	2G1FC1ED2B9172230
2006	CHEVROLET	COBALT	VA	UCJ4679	1G1AK18F567711831
2016	KAUFMAN	TRAILER			5V5GFL3521GL000130
2005	TOYOTA	COROLLA			2T1BR32E75C487638
2006	CHRYSLER	PT CRUISER			3A8FY68B06T344783
2008	HONDA	CIVIC			2HCFG12928H577340
2005	FORD	F-150			1FTPX04525KE68016
2011	HONDA	CIVIC			2HGFA1F31BH511702
2020	VENTURE	TRAILER			47GAA19141.B005050
	BOAT	MFG			MDZ011361818

ABANDONED TRAILER
BLACK APACHE POP-UP CAMPER TRAILER
LOCATION:
7105 CIPRIANO RD, LANHAM, MD 20706

ABANDONED TRAILER
BLACK OPEN UTILITY TRAILER WITH MISCELLANEOUS DEBRIS
AND TRASH.
LOCATION:
5098 FLINTRIDGE DR, HYATTSVILLE, MD 20784



ABANDONED BOAT AND TRAILER
MBG BOAT ON A VANTAGE CUSTOM TRAILR
LOCATION:
1300 PALMER RD, FORT WASHINGTON, MD 20744



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

2011	TOYOTA	CAMRY	MD	8BF2818	4T1BF3EK4BU769921
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J&L TOWING AND RECOVERY
8225 GREY EAGLE DRIVE
UPPER MARLBORO, MD 20772
301-574-0065

2019	DODGE	RAM 1500	CA	7SJH986	1C6RG7RC8K8S592836
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JD TOWING
2817 RITCHIE RD
FORESTVILLE, MD 20747
301-967-0739

2005	TOYOTA	HIGHLANDER			JTEEP21A850098718
1996	CHEVROLET	CAPRICE			1G1BL52P8TR103215
2014	NISSAN	MAXIMA			1N4AA5AP3EC480556
2015	BUICK	ENCLAVE			5GAKVCVKD0FJ214972
2001	FORD	MUSTANG			1FAFP42X41F248098

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

2015	VOLKSWAGEN	PASSAT	MD	4DH9564	1VWAI7A36FC047762
2009	FORD	ESCAPE	VA	TPG2325	1FMCU94G49KC33860

ABANDONED TRAILER
BLACK APACHE POP-UP CAMPER TRAILER
LOCATION:
7105 CIPRIANO RD, LANHAM, MD 20706



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

2008	VOLKSWAGEN	JETTA	VA	Y80922	3VWJZ71K58M130820
1996	LINCOLN	TOWN CAR			1JNLML82W2TY628273
2013	BMW	640I			WBA6A0C59DHF14183
2007	HONDA	ACCORD	MD	5CS2731	1HGCNM56737A805905

151432 (12-11)

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LEGALS	
ORDER OF PUBLICATION	ORDER OF PUBLICATION
EPCOT MD LLC v. Estate of Ida Mae Douglas 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 (7721 GREENLEAF RD LANDOVER 20785-0000 being known as District - 13 Account Identifier - 1413335 with a legal description of 5,445.0000 Sq.Ft. & Imps. Palmer Park Lot 43 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	OPPIDAN INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC vs. CHRISTINA CARROLL; LAKE VILLAGE MANOR HOME-OWNERS ASSOCIATION, INC. PRINCE GEORGE’S COUNTY, MARYLAND AND All persons having or claiming to have an interest in the property situate and lying in Prince George’s County and known as: 2283 PRINCE OF WALES CT BOWIE MD 20716 AND Unknown Owner of the property 2283 PRINCE OF WALES CT described as follows: Property Tax ID 07-0751529 on the Tax Roll of Prince George’s County, 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 in the property. Defendants
IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY Case No. C-16-CV-25-006676	IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE’S COUNTY CASE NO.: C-16-CV-25-006671
The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 7721 GREENLEAF RD LANDOVER 20785-0000 being known as District - 13 Account Identifier - 1413335 with a legal description of 5,445.0000 Sq.Ft. & Imps. Palmer Park Lot 43 Blk F 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 object of this proceeding is to secure the foreclosure of all rights of redemption in the following property described below in the State of Maryland, sold by the Collector of Taxes for Prince George’s County and the State of Maryland to the Plaintiff in this proceeding: 2400 SQ FT LOT 155 BLK 54 SUB LAKE VILLAGE MANOR Assmt 243,167 Lib and Fl 34350/0453 and assessed to CHRISTINA CARROLL and , also known as 2283 PRINCE OF WALES CT, BOWIE MD 20716, Tax Account No. 07-0751529 The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired. It is thereupon this 1st day of December, 2025, by the Circuit Court for Prince George’s County:
A description of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: 7721 GREENLEAF RD LANDOVER 20785-0000 being known as District - 13 Account Identifier - 1413335 with a legal description of 5,445.0000 Sq.Ft. & Imps. Palmer Park Lot 43 Blk F on the Tax Roll of the Director of Finance.	The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired. It is thereupon this 1st day of December, 2025, by the Circuit Court for Prince George’s County:
The Complaint states, among other things, that the amount necessary for redemption has not been paid.	ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George’s County once a week for three (3) successive weeks on or before the 26th day of December, 2025, warning all persons interested in the property to appear in this Court by the 3rd day of February, 2026 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.
MAHASIN EL AMIN Clerk of the Circuit Court for Prince George’s County, MD	MAHASIN EL AMIN Clerk of the Circuit Court for Prince George’s County, Maryland
True Copy—Test: Mahasin El Amin, Clerk 151371 (12-11,12-18,12-25)	True Copy—Test: Mahasin El Amin, Clerk 151369 (12-11,12-18,12-25)
NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS	SMALL ESTATE NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS
TO ALL PERSONS INTERESTED IN THE ESTATE OF CHRISTINA J DAVIS	TO ALL PERSONS INTERESTED IN THE ESTATE OF GREGORY G. MURPHY AKA GREGORY GEORGE MURPHY
Notice is given that Alexandria Yearwood, whose address is 2961 Lenora Church Rd, Snellville, GA 30078-3605, was on November 24, 2025 appointed Personal Representative of the estate of CHRISTINA J DAVIS, who died on April 7, 2024 without a will.	Notice is given that Machella J. Currie, whose address is 3322 SW Himango Street, Port St. Lucie, Florida 34953, was on November 19, 2025 appointed personal representative of the small estate of Gregory G. Murphy AKA Gregory George Murphy, who died on September 13, 2025 without a will.
Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.	Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.
All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 24th day of May, 2026.	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 any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 24th day of May, 2026.	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) 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.
ALEXANDRIA YEARWOOD Personal Representative	MACHELLA J. CURRIE Personal Representative
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729
Estate No. 138910	Estate No. 139394
151413 (12-11,12-18,12-25)	151402 (12-11)

LEGALS	
ORDER OF PUBLICATION	ORDER OF PUBLICATION
OPPIDAN INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC vs. MICHAEL A CHELST; KATHY CHELST PRINCE GEORGE’S COUNTY, MARYLAND AND All persons having or claiming to have an interest in the property situate and lying in Prince George’s County and known as: 6112 QUEBEC PL COLLEGE PARK MD 20740 AND Unknown Owner of the property 6112 QUEBEC PL described as follows: Property Tax ID 21-2357903 on the Tax Roll of Prince George’s County, 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 in the property. Defendants	OPPIDAN INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC vs. CITYHGTS, LLC; CFNA RECEIVABLES (TX), LLC PETE BYNUM, TRUSTEE TIMOTHY BUTT, TRUSTEE PRINCE GEORGE’S COUNTY, MARYLAND AND All persons having or claiming to have an interest in the property situate and lying in Prince George’s County and known as: 8214 SHERIFF RD HYATTSVILLE MD 20785 AND Unknown Owner of the property 8214 SHERIFF RD described as follows: Property Tax ID 13-1503085 on the Tax Roll of Prince George’s County, 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 in the property. Defendants
IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE’S COUNTY CASE NO.: C-16-CV-25-006673	IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE’S COUNTY CASE NO.: C-16-CV-25-006678
The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property described below in the State of Maryland, sold by the Collector of Taxes for Prince George’s County and the State of Maryland to the Plaintiff in this proceeding: 6500 SQ FT & IMPS LOT 22 BLK 36 SUB CHARLTON HEIGHTS Assmt 354,900 Lib and Fl 49262/0194 and assessed to MICHAEL A CHELST and KATHY CHELST, also known as 6112 QUEBEC PL, COLLEGE PARK MD 20740, Tax Account No. 21-2357903.	The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property described below in the State of Maryland, sold by the Collector of Taxes for Prince George’s County and the State of Maryland to the Plaintiff in this proceeding: 4830 SQ FT LOT 75 BLK YOU SUB L 5481 F 552 PALMER PARK Assmt 223,100 Lib and Fl 44832/0524 and assessed to CITYHGTS, LLC, also known as 8214 SHERIFF RD, HYATTSVILLE MD 20785, Tax Account No. 13-1503085.
The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.	The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.
It is thereupon this 1st day of December, 2025, by the Circuit Court for Prince George’s County:	It is thereupon this 1st day of December, 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 (3) successive weeks on or before the 26th day of December, 2025, warning all persons interested in the property to appear in this Court by the 3rd day of February, 2026 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.	ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George’s County once a week for three (3) successive weeks on or before the 26th day of December, 2025, warning all persons interested in the property to appear in this Court by the 3rd day of February, 2026 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.
MAHASIN EL AMIN Clerk of the Circuit Court for Prince George’s County, Maryland	MAHASIN EL AMIN Clerk of the Circuit Court for Prince George’s County, Maryland
True Copy—Test: Mahasin El Amin, Clerk 151370 (12-11,12-18,12-25)	True Copy—Test: Mahasin El Amin, Clerk 151372 (12-11,12-18,12-25)
S. Ross Ingram, Esq. PO Box 10, 4314 41st St Brentwood, MD 20722 410-881-7344	Bobby G. Henry Jr. Esq. 9701 Apollo Drive, Suite 100 Largo, Maryland 20774 301-925-7900
SMALL ESTATE NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS	SMALL ESTATE NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS
TO ALL PERSONS INTERESTED IN THE ESTATE OF DANIEL TORRES VIERA A/K/A DANIEL TORRES	TO ALL PERSONS INTERESTED IN THE ESTATE OF RENEE ANN LEWIS
Notice is given that Rossy L. Viera, whose address is 8909 58th Ave., Berwyn Heights, MD 20740, was on November 26, 2025 appointed personal representative of the small estate of Daniel Torres Viera a/k/a Daniel Torres, who died on October 16, 2025 without a will.	Notice is given that Doris Batts, whose address is 9307 Shady Tree Ct. Fort Washington, MD 20744, was on November 24, 2025 appointed personal representative of the small estate of Renee Ann Lewis, who died on January 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.	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 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.	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.
ROSSY L. VIERA Personal Representative	DORIS BATTS Personal Representative
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729
Estate No. 139524	Estate No. 139486
151396 (12-11)	151391 (12-11)

LEGALS	
ORDER OF PUBLICATION	ORDER OF PUBLICATION
OPPIDAN INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC vs. JENNIFER CROSS; AMIE CROSS TRIUS LENDING PARTNERS SHAWN J. SEFRET, TRUSTEE PRINCE GEORGE’S COUNTY, MARYLAND AND All persons having or claiming to have an interest in the property situate and lying in Prince George’s County and known as: 5634 FARGO AVE OXON HILL MD 20745 AND Unknown Owner of the property 5634 FARGO AVE described as follows: Property Tax ID 12-1307388 on the Tax Roll of Prince George’s County, 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 in the property. Defendants	OPPIDAN INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC vs. STEPHEN A SCHWARTZ; PRINCE GEORGE’S COUNTY, MARYLAND AND All persons having or claiming to have an interest in the property situate and lying in Prince George’s County and known as: 5509 LINWOOD CT AND Unknown Owner of the property 5509 LINWOOD CT described as follows: Property Tax ID 20-2248920 on the Tax Roll of Prince George’s County, 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 in the property. Defendants
IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE’S COUNTY CASE NO.: C-16-CV-25-006679	IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE’S COUNTY CASE NO.: C-16-CV-25-006686
The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property described below in the State of Maryland, sold by the Collector of Taxes for Prince George’s County and the State of Maryland to the Plaintiff in this proceeding: 6805 SQ FT LOT 29 BLK YOU SUB BIRCHWOOD CITY Assmt 296,000 Lib and Fl 49694/0192 and assessed to JENNIFER CROSS and AMIE CROSS, also known as 5634 FARGO AVE, OXON HILL MD 20745, Tax Account No. 12-1307388.	The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property described below in the State of Maryland, sold by the Collector of Taxes for Prince George’s County and the State of Maryland to the Plaintiff in this proceeding: 9994 SQ FT LOT 7 BLK K SUB SEABROOK ESTATES Assmt 393,800 Lib and Fl 37130/0547 and assessed to STEPHEN A SCHWARTZ and EDRIS LONDON, also known as 5509 LINWOOD CT, , Tax Account No. 20-2248920.
The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.	The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.
It is thereupon this 1st day of December, 2025, by the Circuit Court for Prince George’s County:	It is thereupon this 1st day of December, 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 (3) successive weeks on or before the 26th day of December, 2025, warning all persons interested in the property to appear in this Court by the 3rd day of February, 2026 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.	ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George’s County once a week for three (3) successive weeks on or before the 26th day of December, 2025, warning all persons interested in the property to appear in this Court by the 3rd day of February, 2026 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.
MAHASIN EL AMIN Clerk of the Circuit Court for Prince George’s County, Maryland	MAHASIN EL AMIN Clerk of the Circuit Court for Prince George’s County, Maryland
True Copy—Test: Mahasin El Amin, Clerk 151373 (12-11,12-18,12-25)	True Copy—Test: Mahasin El Amin, Clerk 151374 (12-11,12-18,12-25)
Marianna Batie, Esq. 9748 Stephen Decatur Hwy, Ste 112 Ocean City, Maryland 21842 443-856-4676	Shelore Ann Cary Williams, Esquire Law Office of Shelore A. C. Williams, LLC 1450 Mercantile Lane, Suite 155 Largo, MD 20774 (301) 341-5577
SMALL ESTATE NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS	SMALL ESTATE NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS
TO ALL PERSONS INTERESTED IN THE ESTATE OF JULIA ANN TERRELL	TO ALL PERSONS INTERESTED IN THE ESTATE OF LANARD M. GEDDINGS
Notice is given that Clinton Toms Newby, III, whose address is 93 Coghlan Lane, Atherton, CA 94027, was on November 25, 2025 appointed personal representative of the small estate of Julia Ann Terrell who died on December 17, 2024 with a will.	Notice is given that Edith T. Geddings, whose address is 722 W. Tantalum Dr., Fort Washington, MD 20744, was on September 2, 2025 appointed personal representative of the small estate of Lanard M. Geddings who died on December 24, 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.	Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.
All persons having any objection to the appointment shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.	All persons having 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.	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.
CLINTON TOMS NEWBY, III Personal Representative	EDITH T. GEDDINGS Personal Representative
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729
Estate No. 138369	Estate No. 138413
151386 (12-11)	151414 (12-11)

LEGALS

ORDER OF PUBLICATION

OPPIDAN INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
Plaintiff

vs.

BETTY HARRELL;
PRINCE GEORGE'S COUNTY,
MARYLAND

AND

All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:

4127 23RD PL
TEMPLE HILLS, MD 20748

AND

Unknown Owner of the property 4127 23RD PL described as follows: Property Tax ID 06-0572693 on the Tax Roll of Prince George's County, 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 in the property.

Defendants

IN THE CIRCUIT COURT OF
MARYLAND FOR
PRINCE GEORGE'S COUNTY
CASE NO.: C-16-CV-25-006687

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

7267 SQ FT BLK L SUB LOTS 1.2 HILLCREST HEIGHTS Assmt 280,467 Lib and Fl 32083/0436 and assessed to BETTY HARRELL, also known as 4127 23RD PL, TEMPLE HILLS, MD 20748, Tax Account No. 06-0572693.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.

It is thereupon this 1st day of December, 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 (3) successive weeks on or before the 26th day of December, 2025, warning all persons interested in the property to appear in this Court by the 3rd day of February, 2026 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
151375 (12-11,12-18,12-25)

ORDER OF PUBLICATION

OPPIDAN INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
Plaintiff

vs.

HECTOR MIMIAGA;
PRINCE GEORGE'S COUNTY,
MARYLAND

AND

All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:

5200 WEST MAPLE SHADE LN
UPPER MARLBORO, MD 20772

AND

Unknown Owner of the property 5200 WEST MAPLE SHADE LN described as follows: Property Tax ID 15-1785906 on the Tax Roll of Prince George's County, 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 in the property.

Defendants

IN THE CIRCUIT COURT OF
MARYLAND FOR
PRINCE GEORGE'S COUNTY
CASE NO.: C-16-CV-25-006688

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

10000 SQ FT LOT 19 GRD C1 SUB MAPLE HEIGHTS Assmt 313,967 Lib and Fl 37717/0029 and assessed to HECTOR MIMIAGA, also known as 5200 WEST MAPLE SHADE LN, UPPER MARLBORO, MD 20772, Tax Account No. 15-1785906.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.

It is thereupon this 1st day of December, 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 (3) successive weeks on or before the 26th day of December, 2025, warning all persons interested in the property to appear in this Court by the 3rd day of February, 2026 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
151376 (12-11,12-18,12-25)

LEGALS

ORDER OF PUBLICATION

OPPIDAN INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
Plaintiff

vs.

ANH THUY NGUYEN;
PRINCE GEORGE'S COUNTY,
MARYLAND

AND

All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:

10010 TRAVERSE WAY
FORT WASHINGTON, MD 20744

AND

Unknown Owner of the property 10010 TRAVERSE WAY described as follows: Property Tax ID 12-1247451 on the Tax Roll of Prince George's County, 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 in the property.

Defendants

IN THE CIRCUIT COURT OF
MARYLAND FOR
PRINCE GEORGE'S COUNTY
CASE NO.: C-16-CV-25-006691

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

27200 SQ FT LOT 150 BLK A SUB INDIAN QUEEN SOUTH Assmt 487,900 Lib and Fl 38554/0606 and assessed to ANH THUY NGUYEN, also known as 10010 TRAVERSE WAY, FORT WASHINGTON, MD 20744, Tax Account No. 12-1247451.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.

It is thereupon this 1st day of December, 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 (3) successive weeks on or before the 26th day of December, 2025, warning all persons interested in the property to appear in this Court by the 3rd day of February, 2026 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
151377 (12-11,12-18,12-25)

ORDER OF PUBLICATION

OPPIDAN INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
Plaintiff

vs.

DELORES A YOUNG REVOCABLE LIVING TRUST D 8/25/05;
PRINCE GEORGE'S COUNTY,
MARYLAND

AND

All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:

616 MOUNT LUBENTIA CT
UPPER MARLBORO, MD 20774

AND

Unknown Owner of the property 616 MOUNT LUBENTIA CT described as follows: Property Tax ID 13-1405802 on the Tax Roll of Prince George's County, 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 in the property.

Defendants

IN THE CIRCUIT COURT OF
MARYLAND FOR
PRINCE GEORGE'S COUNTY
CASE NO.: C-16-CV-25-006692

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

1500 SQ FT LOT 120 GRD B2 SUB MT LUBENTIA PLAT T Assmt 304,433 Lib and Fl 39073/0129 and assessed to DELORES A YOUNG REVOCABLE LIVING TRUST D 8/25/05, also known as 616 MOUNT LUBENTIA CT, UPPER MARLBORO MD 20774 Tax Account No. 13-1405802.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.

It is thereupon this 1st day of December, 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 (3) successive weeks on or before the 26th day of December, 2025, warning all persons interested in the property to appear in this Court by the 3rd day of February, 2026 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
151378 (12-11,12-18,12-25)

LEGALS

ORDER OF PUBLICATION

OPPIDAN INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
Plaintiff

vs.

UNIT 1 PROPERTY & INVESTMENTS, LLC;
PRINCE GEORGE'S COUNTY,
MARYLAND

AND

All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:

12524 MONTEREY CIR
FORT WASHINGTON, MD 20744

AND

Unknown Owner of the property 12524 MONTEREY CIR described as follows: Property Tax ID 05-0373464 on the Tax Roll of Prince George's County, 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 in the property.

Defendants

IN THE CIRCUIT COURT OF
MARYLAND FOR
PRINCE GEORGE'S COUNTY
CASE NO.: C-16-CV-25-006693

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

20588 SQ FT LOT 28 GRD D3 SUB PLAT 1 TANTALLON ON THE P LOT 28 Assmt 693,300 Lib and Fl 41060/0487 and assessed to UNIT 1 PROPERTY & INVESTMENTS, LLC, also known as 12524 MONTEREY CIR, FORT WASHINGTON, MD 20744 Tax Account No. 05-0373464.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.

It is thereupon this 1st day of December, 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 (3) successive weeks on or before the 26th day of December, 2025, warning all persons interested in the property to appear in this Court by the 3rd day of February, 2026 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
151379 (12-11,12-18,12-25)

ORDER OF PUBLICATION

OPPIDAN INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
Plaintiff

vs.

WEBSTER RAO, LLC;
HYMAN FAMILY REVOCABLE TRUST
JUNG KIM, ESQ., TRUSTEE
FRANCES WILBURN, ESQ., TRUSTEE
PRINCE GEORGE'S COUNTY,
MARYLAND

AND

All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:

3408 CHEVERLY AVE
HYATTSVILLE, MD 20785

AND

Unknown Owner of the property 3408 CHEVERLY AVE described as follows: Property Tax ID 02-0137562 on the Tax Roll of Prince George's County, 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 in the property.

Defendants

IN THE CIRCUIT COURT OF
MARYLAND FOR
PRINCE GEORGE'S COUNTY
CASE NO.: C-16-CV-25-006695

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

7159 SQ FT LOT 254 BLK 39 SUB CHEVERLY Assmt 418,500 Lib and Fl 47707/0280 and assessed to WEBSTER RAO, LLC, also known as 3408 CHEVERLY AVE, HYATTSVILLE MD 20785 Tax Account No. 02-0137562.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.

It is thereupon this 1st day of December, 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 (3) successive weeks on or before the 26th day of December, 2025, warning all persons interested in the property to appear in this Court by the 3rd day of February, 2026 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
151380 (12-11,12-18,12-25)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
THERESA J. SIMMINGTON

Notice is given that Andrea T. Saunders, whose address is 7100 Sunrise Drive, Lanham, MD 20706, was on November 26, 2025 appointed personal representative of the small estate of Theresa J. Simmington who died on June 12, 2025 with a will.

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

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

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

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

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

ANDREA T. SAUNDERS
Personal Representative

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

Estate No. 137937
151387 (12-11)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
ANTHONY R CAMPBELL

Notice is given that Sandra N Campbell, whose address is 7715 Lake Glen Dr, Glenn Dale, MD 20769-2028, was on July 24, 2025 appointed personal representative of the small estate of Anthony R Campbell who died on April 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 persons having any objection to the appointment shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

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

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

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

SANDRA N CAMPBELL
Personal Representative

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

Estate No. 138076
151388 (12-11)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
NORMAN ODELL MILEY

Notice is given that SHARON MCLEOD-HARE, whose address is 4710 New Kent Dr, Upper Marlboro, MD 20772-9311, was on November 24, 2025 appointed personal representative of the small estate of Norman Odell Miley who died on August 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 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.

SHARON MCLEOD-HARE
Personal Representative

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

Estate No. 139003
151389 (12-11)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
ARTHUR LILLY JR

Notice is given that Leroy Jones, whose address is 12002 Clear Creek Dr, Fort Washington, MD 20744-2700, was on November 26, 2025 appointed personal representative of the small estate of Arthur Lilly Jr 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 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.

LEROY JONES
Personal Representative

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

Estate No. 139511
151390 (12-11)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
DUNCAN DILLER STERLING

Notice is given that Ann Sterling, whose address is 4310 Howard Rd, Beltsville, MD 20705-2646, was on July 17, 2025 appointed personal representative of the small estate of Duncan Diller Sterling, who died on May 24, 2025 without a will.

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

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

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

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

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

ANN STERLING
Personal Representative

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

Estate No. 137987
151392 (12-11)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
JAMES E DOUGHTY

Notice is given that Alyssa Doughty, whose address is 7915 Homefield Dr, Hyattsville, MD 20785, was on March 10, 2025 appointed personal representative of the small estate of James E Doughty, who died on January 4, 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 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.

ALYSSA DOUGHTY
Personal Representative

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

Estate No. 136608
151393 (12-11)

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)

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
ETHELIN R LEWIS-ROBINSON

Notice is given that Kionna Lewis James, whose address is 1728 Jacobs Meadow Dr, Severn, MD 21144-3035, was on November 13, 2025 appointed Personal Representative of the estate of ETHELINE R LEWIS-ROBINSON who died on August 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 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.

KIONNA LEWIS JAMES
Personal Representative

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

Estate No. 139118
151282 (11-27,12-4,12-11)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MBYE BABOUCAR CHAM

Notice is given that Saba Abraha, whose address is 13214 Warburton Dr, Fort Washington, MD 20744-6537, was on November 12, 2025 appointed Personal Representative of the estate of Mbye Baboucar Cham, who died on August 28, 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.

SABA ABRAHA
Personal Representative

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

Estate No. 139277
151294 (11-27,12-4,12-11)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOSEPHINE L BURRISS

Notice is given that Mattie R Thomas, whose address is 18931 Ferry Landing Cir, Germantown, MD 20874, was on November 12, 2025 appointed Personal Representative of the estate of JOSEPHINE L BURRISS, who died on August 19, 2013 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.

MATTIE R THOMAS
Personal Representative

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

Estate No. 94442
151295 (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)

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)

LEGALS

LEGAL NOTICE
CITY OF BOWIE, MD

Charter Amendment Resolution CAR-3-25 Amending "Voter Registration, Filing of Candidacy, and Elections" (Sections 21 Through 37) of the City Charter

INTRODUCED by the Council of the City of Bowie, Maryland at a Regular Meeting on December 1, 2025.

A Public Hearing is scheduled to be held at 8:00 p.m., Monday, January 5, 2026, in the Council Chambers at Bowie City Hall, 15901 Fred Robinson Way, Bowie, MD 20716. All interested residents are encouraged to attend.

Alfred D. Lott
City Manager

151415 (12-11)

LEGAL NOTICE
CITY OF BOWIE, MD

Ordinance O-13-25 Amending the Adopted Budget for the Fiscal Year Beginning July 1, 2025 and Ending June 30, 2026, As Embodied in Ordinance O-4-25 and Amended by Ordinance O-11-25, to Appropriate Funds for the Following Projects: \$500,000 for Lighting Repairs, \$200,000 for the Lateral Sewer Lining Project at Somerset, \$16,500 for Salaries and Fringe Benefits, \$10,000 for a Housing Grant, \$15,200 for a Folder/Sealer Machine and \$16,800 for the Building Permit Issuance for the Bowie Golf Course Maintenance Building.

PASSED by the Council of the City of Bowie, Maryland at a Regular Meeting on December 1, 2025.

Alfred D. Lott
City Manager

151416 (12-11)

LEGALS

NOTICE OF PUBLIC HEARING
CITY OF LAUREL, MARYLAND, BOARD OF APPEALS
THURSDAY, DECEMBER 18, 2025

6:00 P.M.

Appeals Application No. 976- Chido's- 14600 Laurel Place Laurel, MD 20707

"The Applicant, Fidel Rincon, is seeking approval for a special exception to add Live Entertainment and Dancing to the existing restaurant (Chido's)."

The City of Laurel Board of Appeals will hear the request at their regular meeting virtually through Zoom on **Thursday, December 18, 2025 at 6:00 p.m.** The public is welcome to attend and to testify. Please visit <https://www.cityoflaurel.org/1534/Meetings-Agendas-and-Minutes> or contact staff at ecd@laurel.md.us for details. Submit a speaker request if you wish to speak.

151417 (12-11)

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 - 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, Somchai 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-sowan, 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 Harvant 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, Josph 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

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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)

The Prince George’s Post Newspaper

Call 301-627-0900

or Fax 301-627-6260

Have a Very Safe Weekend

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)

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 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 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.

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

Laura V. Farthing, Esq.
Farthing & Farthing, P.C.
451 Hungerford Drive, Ste. 616
Rockville, MD 20850
301-762-3355

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SHARILYN S. ABBAJAY

Notice is given that Justin Ryan Best, whose address is 14020A Justin Way, Laurel, MD 20707, was on November 26, 2025 appointed Personal Representative of the estate of SHARILYN S. ABBAJAY, who died on September 6, 2025 without a will.

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

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

JUSTIN RYAN BEST
Personal Representative

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

Estate No. 139212

151410 (12-11,12-18,12-25)

NOTICE

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

v.

Robert Earl Brown

AND

Monica Brown,
n/k/a Monica Ramona,
a/k/a Monica Ramona Thomas

6104 Greenvale Parkway
Riverdale, MD 20737
Defendants

In the Circuit Court for Prince George’s County, Maryland
Case No. C-16-CV-24-001594

Notice is hereby given this 4th day of December, 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 5th day of January, 2026, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 5th day of January, 2026.

The Report of Sale states the amount of the foreclosure sale price to be \$299,570.71. The property sold herein is known as 6104 Greenvale Parkway, Riverdale, MD 20737.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George’s County, MD
True Copy—Test:
Mahasin El Amin, Clerk
151423 (12-11,12-18,12-25)

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 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
151330 (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.

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 Certifi-
cate 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

ORDER OF PUBLICATION

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

Plaintiff,

v.

HEROES ALVARADO SICAL

Prince George’s County

Office of Finance of Prince George’s
County

State of Maryland
Office of the Attorney General

RAMON DEJESUS MARTINEZ

All unknown owners of the prop-
erty (4805 PRINCE GEORGES AVE
BELTSVILLE 20705-0000 being
known as District - 01 Account Ident-
ifier - 0000349 with a legal descrip-
tion of S 47 FT OF LOT 5 & N PT OF
LT 4 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-25-006619

The object of this proceeding is to
secure foreclosure of all rights of re-
demption from tax sale on the prop-
erty known as 4805 PRINCE
GEORGES AVE BELTSVILLE
20705-0000 being known as District
- 01 Account Identifier - 0000349
with a legal description of S 47 FT
OF LOT 5 & N PT OF LT 4 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: 4805
PRINCE GEORGES AVE
BELTSVILLE 20705-0000 being
known as District - 01 Account Ident-
ifier - 0000349 with a legal descrip-
tion of S 47 FT OF LOT 5 & N PT OF
LT 4 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
151350 (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
HELEN R. MERRITT

Notice is given that Benjamin J.
Woolery, Trustee, whose address is
12302 Manship Lane, Bowie, MD
20715, was on March 11, 2025 ap-
pointed Personal Representative of
the estate of HELEN R. MERRITT
who died on January 3, 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 prob-
ate of the decedent’s will) shall file
their objections with the Register of
Wills on or before the 11th day of
September, 2025.

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.

BENJAMIN J. WOOLERY, TRUSTEE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY

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 Brather 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

ORDER OF PUBLICATION

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

Plaintiff,

v.

TOMMIE BROADWATER

Prince George’s County

Office of Finance of Prince George’s
County

State of Maryland
Office of the Attorney General

PALMER PARK COMMERCIAL
CONDOMINIUM, INC.

STATE OF MARYLAND

LILLIAN P. BROADWATER

NORMAN L. PRITCHETT

VIVIAN JENKINS

All unknown owners of the property (5367 SHERIFF RD CAPITOL HEIGHTS 20743-0000 being known as District - 18 Account Identifier - 2056596 with a legal description of 9,879.0000 Sq.Ft. & Imps. Assmt \$644,267 Map 065 Grid F1 Par 013 Lib 06294 Fl 126 and assessed to Broadwater Tommie & Lillian P. 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-25-006739

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 5367 SHERIFF RD CAPITOL HEIGHTS 20743-0000 being known as District - 18 Account Identifier - 2056596 with a legal description of 9,879.0000 Sq.Ft. & Imps. Assmt \$644,267 Map 065 Grid F1 Par 013 Lib 06294 Fl 126 and assessed to Broadwater Tommie & Lillian P. 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: 5367 SHERIFF RD CAPITOL HEIGHTS 20743-0000 being known as District - 18 Account Identifier - 2056596 with a legal description of 9,879.0000 Sq.Ft. & Imps. Assmt \$644,267 Map 065 Grid F1 Par 013 Lib 06294 Fl 126 and assessed to Broadwater Tommie & Lillian P. 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 2nd day of December, 2025, by the Circuit Court for Prince George’s County, ORDERED, that notice be given by the

LEGALS

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 3rd day of February, 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
151381 (12-11,12-18,12-25)

LEGALS

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)

LEGALS

ORDER OF PUBLICATION

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

Plaintiff,

v.

CHARLES A. PIERRE CANEL

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 (5102 GLASSMANOR DR OXON HILL 20745-0000 being known as District - 12 Account Identifier - 1254523 with a legal description of 2,430.0000 Sq.Ft. & Imps. Glassmanor Lot 35 Assmt \$201,000 Lib 35656 Fl 514 and assessed to Canel Charles A.P. 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-25-006741

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 5102 GLASSMANOR DR OXON HILL 20745-0000 being known as District - 12 Account Identifier - 1254523 with a legal description of 2,430.0000 Sq.Ft. & Imps. Glassmanor Lot 35 Assmt \$201,000 Lib 35656 Fl 514 and assessed to Canel Charles A.P. 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: 5102 GLASSMANOR DR OXON HILL 20745-0000 being known as District - 12 Account Identifier - 1254523 with a legal description of 2,430.0000 Sq.Ft. & Imps. Glassmanor Lot 35 Assmt \$201,000 Lib 35656 Fl 514 and assessed to Canel Charles A.P. 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 2nd day of December, 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 3rd day of February, 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
151382 (12-11,12-18,12-25)

LEGALS

ORDER OF PUBLICATION

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

Plaintiff,

v.

DENNIS J GOODSON TRUSTEE
OF THE DENNIS J GOODSON
AND BARABARA J GOODSON
REVOCABLE TRUST

Prince George’s County

Office of Finance of Prince George’s
County

State of Maryland
Office of the Attorney General

COUNCIL OF UNIT OWNERS OF
FRENCHMAN’S CREEK CONDO-
MINIUM ASSOCIATION, INC.

BARBARA J GOODSON TRUSTEE
OF THE DENNIS J GOODSON
AND BARABARA J GOODSON
REVOCABLE TRUST

All unknown owners of the property (5546 KAREN ELAINE DR HYATTSVILLE 20784-0000 UNIT: 1403 being known as District - 20 Account Identifier - 2267516 with a legal description of UNIT 1403 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-25-006742

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 5546 KAREN ELAINE DR HYATTSVILLE 20784-0000 UNIT: 1403 being known as District - 20 Account Identifier - 2267516 with a legal description of UNIT 1403 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: 5546 KAREN ELAINE DR HYATTSVILLE 20784-0000 UNIT: 1403 being known as District - 20 Account Identifier - 2267516 with a legal description of UNIT 1403 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 2nd day of December, 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 3rd day of February, 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
151383 (12-11,12-18,12-25)

LEGALS

MECHANIC’S LIEN
SALE

Freestate Lien & Recovery Inc will sell at public auction the following vehicles / vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George’s 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# WVWJJK73C49P046156

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)

LEGALS

ORDER OF PUBLICATION

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

Plaintiff,

v.

4523 41ST AVE LLC

Prince George’s County

Office of Finance of Prince George’s
County

State of Maryland
Office of the Attorney General

MERS, INC., AS NOMINEE FOR
FLEXPOINT FUNDING CORPO-
RATION

All unknown owners of the property (4523 41ST AVE BRENTWOOD 20722-0000 being known as District - 17 Account Identifier - 1943679 with a legal description of 2,500.0000 Sq.Ft. & Imps. Holladay Co Addn Lot 3 Blk A Assmt \$299,800 Lib 49716 Fl 352 and assessed to 4523 41st LLC. 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-25-006736

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 4523 41ST AVE BRENTWOOD 20722-0000 being known as District - 17 Account Identifier - 1943679 with a legal description of 2,500.0000 Sq.Ft. & Imps. Holladay Co Addn Lot 3 Blk A Assmt \$299,800 Lib 49716 Fl 352 and assessed to 4523 41st LLC. 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: 4523 41ST AVE BRENTWOOD 20722-0000 being known as District - 17 Account Identifier - 1943679 with a legal description of 2,500.0000 Sq.Ft. & Imps. Holladay Co Addn Lot 3 Blk A Assmt \$299,800 Lib 49716 Fl 352 and assessed to 4523 41st 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 2nd day of December, 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 con-

secutive weeks, warning all persons interested in the property to appear before this Court by the 3rd day of February, 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
151384 (12-11,12-18,12-25)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MELVIN JOHNSON

Notice is given that Vanessa Johnson, whose address is 1100 Alhambra Ave, Accokeek, MD 20607, was on November 20, 2025 appointed Personal Representative of the estate of MELVIN JOHNSON, who died on March 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 20th day of May, 2026.

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

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

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

VANESSA 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. 139247
151412 (12-11,12-18,12-25)

LEGALS

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 dec

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LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JAMES E DOUGHTY

Notice is given that Alyssa Doughty, whose address is 7915 Homefield Dr, Hyattsville, MD 20785, was on March 10, 2025 appointed personal representative of the small estate of James E Doughty, who died on January 4, 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 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.

ALYSSA DOUGHTY
Personal Representative

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

Estate No. 136608

151393 (12-11)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOHN ROBERT YOUNG III

Notice is given that Cheryl Young, whose address is 3609 Farness Dr, Temple Hills, MD 20748-4811, was on December 1, 2025 appointed personal representative of the small estate of John Robert Young III, who died on October 20, 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.

CHERYL YOUNG
Personal Representative

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

Estate No. 139400

151400 (12-11)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PATIENCE AMUNEKE

Notice is given that Brian Amuneke, whose address is 3171 Roland Kenner Loop Apt 413, Lanham, MD 20706, was on November 1, 2025 appointed personal representative of the small estate of Patience Amuneke, who died on July 27, 2024 without a will.

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

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

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

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

BRIAN AMUNEKE
Personal Representative

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

Estate No. 136179

151394 (12-11)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
TERANCE JEROME PETITT

Notice is given that Brian K Pettit, whose address is 7400 Seabrook Ln, Springfield, VA 22153-2155, was on December 2, 2025 appointed personal representative of the small estate of Terance Jerome Pettit, who died on August 12, 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.

BRIAN K PETITT
Personal Representative

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

Estate No. 138834

151401 (12-11)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ANNE RENE GRAY

Notice is given that Miguel Poyser, whose address is 346 Shady Glen Dr, Capitol Heights, MD 20743-3461, was on December 1, 2025 appointed personal representative of the small estate of Anne Rene Gray, who died on August 9, 2024 without a will.

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

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

MIGUEL POYSER
Personal Representative

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

Estate No. 139538

151395 (12-11)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EDNA JABATI
AKA: EDNA HAWA JABATI

Notice is given that Francis Vincent, whose address is 3227 Chutney Court, Avondale Estates, GA 30002, was on November 7, 2025 appointed personal representative of the small estate of Edna Jabati, who died on June 12, 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.

FRANCIS VINCENT
Personal Representative

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

Estate No. 139214

151405 (12-11)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JUDY ANN HENSON

Notice is given that Lajeania M Rickard, whose address is 5046 Silver Hill Ct, District Heights, MD 20747-2051, was on November 24, 2025 appointed personal representative of the small estate of Judy Ann Henson, who died on October 23, 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.

LAJEANIA M RICKARD
Personal Representative

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

Estate No. 139478

151397 (12-11)

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LEGALS

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.

Patricia E. Wilson
5548 Karen Elaine Drive, Unit 1432
New Carrollton, MD 20784
Defendant

**In the Circuit Court for Prince
George’s County, Maryland
Case No. C-16-CV-25-004276**

Notice is hereby given this 4th day of December, 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 5th day of January, 2026, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 5th day of January, 2026.

The Report of Sale states the amount of the foreclosure sale price to be \$90,000.00. The property sold herein is known as 5548 Karen Elaine Drive, Unit 1432, New Carrollton, MD 20784.

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

True Copy—Test:
Mahasin El Amin, Clerk

151420 (12-11,12-18,12-25)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ISAAC CHIJIM AKWARA SR

Notice is given that Iris J Akwara, whose address is 10609 Hockberry Way, Beltsville, MD 20705-2045, was on November 24, 2025 appointed personal representative of the small estate of Isaac Chijim Akwara Sr, who died on November 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.

IRIS J AKWARA
Personal Representative

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

Estate No. 139481

151398 (12-11)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HERBERT O WILLIAMS

Notice is given that Daphne Fraser, whose address is 17152 Moss Side Ln, Olney, MD 20832, was on October 7, 2025 appointed personal representative of the small estate of Herbert O Williams, who died on September 19, 2025 without a will.

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

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

DAPHNE FRASER
Personal Representative

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

Estate No. 138853

151399 (12-11)

LEGALS

NOTICE OF PUBLIC HEARING
CITY OF LAUREL, MARYLAND, BOARD OF APPEALS
THURSDAY, DECEMBER 18, 2025
6:00 P.M.

Appeals Application No. 972- Panda Express- 13601 Westside Boulevard Laurel, MD 20707

“The applicant, Westside Land Holdings, is seeking approval for a special exception to construct a restaurant (Panda Express) with a drive-thru.”

The City of Laurel Board of Appeals will hear the request at their regular meeting virtually through Zoom on **Thursday, December 18, 2025 at 6:00 p.m.** The public is welcome to attend and to testify. Please visit <https://www.cityoflaurel.org/1534/Meetings-Agendas-and-Minutes> or contact staff at ecd@laurel.md.us for details. Submit a speaker request if you wish to speak.

151418 (12-11)

LEGALS

December 4, 2025

Revenue Authority of Prince George’s County
REQUEST FOR PROPOSALS NO. FARU02

False Alarm Reduction Services

The Revenue Authority invites the submission of proposals from qualified Offerors to perform alarm management services which will include, but is not limited to, database development and management, registration of alarm systems, alarm tracking, billing, collection and accounting services for registration fees.

Visit the Revenue Authority’s Solicitations page to view the full RFP and submission guidelines:
<https://www.princegeorgescountymd.gov/departments-offices/revenue-authority/solicitations>

We encourage all eligible vendors with a passion for public safety and community impact to apply.

151429 (12-11)

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: **12/22/2025.**

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

ALLEYCAT TOWING & RECOVERY 5110 BUCHANAN ST EDMONSTON, MD 20781 301-864-0323					
2016	CHRYSLER	TOWN & COUNTRY	VA	TBK2303	2C4RC1BGXGR245872
JD TOWING 2817 RITCHIE RD FORESTVILLE, MD 20747 301-967-0739					
2004	PONTIAC	SUNFIRE	VA	VKK7336	1G2JB12F247134435
2000	NISSAN	FRONTIER	VA	UGS6086	1N6ED26Y9YC375055
1999	DODGE	DURANGO	MD	1FP3053	1B4HS28Y0XF543629
2009	BMW	X5	VA	UBL8105	5UXFE43539L038021
2013	DODGE	DART	MD	6GL6614	1C3CDFBA7DD295188
151433	(12-11)				

NOTICE OF INTENT TO DISPOSE OF
IMPOUNDED VEHICLES

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

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

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

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

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

YEAR	MAKE	MODEL	VIN
2016	Toyota	Sienna	5TDZA23C95S241470
2008	Mercedes-Benz	S	WDDNG86X18A190844
2000	Mercedes-Benz	S500	WDBNG75J0YA096454
2006	Kia	Spectra	KNAFE121465372859
2000	Infiniti	QX4	JNRAR07Y0YW085890
2016	Hyundai	Sonata	5NPE34AF3GH429749
2012	Hyundai	Sonata	5NPEB4ACXCH324340
151430	(12-11)		

THE PRINCE
GEORGE’S POST
NEWSPAPER
CALL
301-627-0900
FAX
301-627-6260



LEGALS

ORDER OF PUBLICATION

OPPIDAN INVESTMENTS, LLC
c/o: Berman Legal Services
vs. Plaintiff,

Hector Moscoso

AND

The Estate of Hector Moscoso

AND

Melba Moscoso

AND

The Estate of Melba Moscoso

AND

Prince George’s County, Maryland
c/o: Rhonda L. Weaver, County At-
torney

AND

State of Maryland
c/o: Anthony G. Brown, Attorney
General

All unknown owners of the Prop-
erty described below, their heirs, de-
visees, Personal Representatives,
and their or any of their heirs, de-
visees, executors, administrators,
grantees, assignees, or successors in
right, title or interest, and any and all
persons having or claiming to have
any leasehold or any other interest
in the Property and premises situate,
described as:

Account No: 10-1113125
known as: 1127 Beall Place
Address of 1127 Beall Place, Laurel,
Maryland 20707

Defendants.

IN THE CIRCUIT COURT FOR
PRINCE GEORGE’S COUNTY,
MARYLAND
CIVIL DIVISION
CASE NO.: C-16-CV-25-006656

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the hereinabove de-
scribed property situate, lying and
being in Prince George’s County,
Maryland, sold by the Collector of
Taxes for Prince George’s County
and the State of Maryland to the
Plaintiff in the proceeding.

The Complaint states, among
other things, that the amount neces-
sary for the redemption for the sub-
ject property has not been paid,
although more than six (6) months
and a day from the date of sale has
expired.

It is thereupon this 1st day of De-
cember, 2025, by the Circuit Court
for Prince George’s County, Mary-
land,

ORDERED, that notice be given
by the insertion of a copy of this
Order in some newspaper having
general circulation in Prince
George’s County, Maryland once a
week for three (3) consecutive
weeks, on or before the 26th day of
December, 2025, warning all per-
sons having or claiming to have any
interest in the property described
above appear in this Court by the
3rd day of February, 2026, and re-
deem their respective property or
answer the Complaint, or thereafter
a Final Decree will be entered fore-
closing all rights of redemption in
and as to the property, and vesting
in the Plaintiff a title in fee simple,
free and clear of all encumbrances.

The Defendants are hereby in-
formed of the latest date to file a
written Answer or Petition to Re-
deem the property mentioned in the
Complaint described above, and
that failure to file a response on or
before the date specified may result
in a Default Judgment foreclosing
all rights of redemption in and as to
the property being rendered by this
Court against them.

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

True Copy—Test:
Mahasin El Amin, Clerk
151361 (12-11,12-18,12-25)

ORDER OF PUBLICATION

OPPIDAN INVESTMENTS, LLC
c/o: Berman Legal Services
201 International Circle, Suite 190
Hunt Valley, Maryland 21030

Plaintiff,

vs.

Purcell Holdings, LLC
Serve: John Purcell, Resident Agent

AND

1 Sharpe Opportunity Intermediate
Trust
Serve: Anjali Mecklai, Chief Oper-
ating Officer

AND

William Savage, Trustee

AND

Gregory Britto, Trustee

AND

Angela M. Tonnello, Trustee

AND

Double Backflip, LLC
Serve: CSC-Lawyers Incorporating
Service

AND

Preferred Title and Escrow, Inc.,
Trustee
Serve: Margaret E. Stohr

AND

Prince George’s County, Maryland
c/o: Rhonda L. Weaver, County At-
torney

AND

State of Maryland
c/o: Anthony G. Brown, Attorney
General

All unknown owners of the Property
described below, their heirs, de-
visees, Personal Representatives, and
their or any of their heirs, devisees,
executors, administrators, grantees,
assignees, or successors in right, title
or interest, and any and all persons
having or claiming to have any
leasehold or any other interest in the
Property and premises situate, de-
scribed as:

Account No: 09-0920678
known as: 11709 Butlers Branch Rd
Address of 11709 Butlers Branch
Road, Clinton, Maryland 20735

Defendants.

IN THE CIRCUIT COURT FOR
PRINCE GEORGE’S COUNTY,
MARYLAND
CIVIL DIVISION
CASE NO.: C-16-CV-25-006660

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the hereinabove de-
scribed property situate, lying and
being in Prince George’s County,
Maryland, sold by the Collector of
Taxes for Prince George’s County
and the State of Maryland to the
Plaintiff in the proceeding.

The Complaint states, among other
things, that the amount necessary
for the redemption for the subject
property has not been paid, al-
though more than six (6) months
and a day from the date of sale has
expired.

It is thereupon this 1st day of De-
cember, 2025, by the Circuit Court
for Prince George’s County, Mary-
land,

ORDERED, that notice be given
by the insertion of a copy of this
Order in some newspaper having
general circulation in Prince
George’s County, Maryland once a
week for three (3) consecutive
weeks, on or before the 26th day of
December, 2025, warning all persons
having or claiming to have any in-
terest in the property described
above appear in this Court by the
3rd day of February, 2026, and re-
deem their respective property or
answer the Complaint, or thereafter
a Final Decree will be entered fore-
closing all rights of redemption in
and as to the property, and vesting
in the Plaintiff a title in fee simple,
free and clear of all encumbrances.

The Defendants are hereby in-
formed of the latest date to file a
written Answer or Petition to Re-
deem the property mentioned in the
Complaint described above, and
that failure to file a response on or
before the date specified may result
in a Default Judgment foreclosing
all rights of redemption in and as to
the property being rendered by this
Court against them.

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

True Copy—Test:
Mahasin El Amin, Clerk
151362 (12-11,12-18,12-25)

ORDER OF PUBLICATION

OPPIDAN INVESTMENTS, LLC
c/o: Berman Legal Services
201 International Circle, Suite 190
Hunt Valley, Maryland 21030

vs.

BEK Associates, A Mass. GP
103 North Adams Street
Rockville, Maryland 20850-2256
Serve: William E. Sullivan, Resi-
dent Agent
1111 Bonifant Road
Silver Spring, Maryland 20904

Serve Also: Mr. James A. Berluti,
Partner
18 Storrow Circle
Westwood, Massachusetts 02090

AND

Laurel Warehouse, Inc.

AND

Prince George’s County, Maryland
c/o: Rhonda L. Weaver, County At-
torney

AND

State of Maryland
c/o: Anthony G. Brown, Attorney
General

All unknown owners of the Prop-
erty described below, their heirs, de-
visees, Personal Representatives,
and their or any of their heirs, de-
visees, executors, administrators,
grantees, assignees, or successors in
right, title or interest, and any and all
persons having or claiming to have
any leasehold or any other interest
in the Property and premises situate,
described as:

Account No: 10-1100478
known as: Phase 3 , Building 3, Unit
8631
Address of 8631 Cherry Lane, Unit
8631, Laurel, Maryland 20707

Defendants.

IN THE CIRCUIT COURT FOR
PRINCE GEORGE’S COUNTY,
MARYLAND
CIVIL DIVISION
CASE NO.: C-16-CV-25-006662

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the hereinabove de-
scribed property situate, lying and
being in Prince George’s County,
Maryland, sold by the Collector of
Taxes for Prince George’s County
and the State of Maryland to the
Plaintiff in the proceeding.

The Complaint states, among
other things, that the amount neces-
sary for the redemption for the sub-
ject property has not been paid,
although more than six (6) months

LEGALS

and a day from the date of sale has
expired.

It is thereupon this 1st day of De-
cember, 2025, by the Circuit Court
for Prince George’s County, Mary-
land,

ORDERED, that notice be given
by the insertion of a copy of this
Order in some newspaper having
general circulation in Prince
George’s County, Maryland once a
week for three (3) consecutive
weeks, on or before the 26th day of
December, 2025, warning all persons
having or claiming to have any in-
terest in the property described
above appear in this Court by the
3rd day of February, 2026, and re-
deem their respective property or
answer the Complaint, or thereafter
a Final Decree will be entered fore-
closing all rights of redemption in
and as to the property, and vesting
in the Plaintiff a title in fee simple,
free and clear of all encumbrances.

The Defendants are hereby in-
formed of the latest date to file a
written Answer or Petition to Re-
deem the property mentioned in the
Complaint described above, and
that failure to file a response on or
before the date specified may result
in a Default Judgment foreclosing
all rights of redemption in and as to
the property being rendered by this
Court against them.

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

True Copy—Test:
Mahasin El Amin, Clerk
151363 (12-11,12-18,12-25)

LEGALS

ORDER OF PUBLICATION

OPPIDAN INVESTMENTS, LLC
c/o: Berman Legal Services
201 International Circle, Suite 190
Hunt Valley, Maryland 21030

Plaintiff,

vs.

Rosemary J. Snowling

AND

The Estate of Rosemary J. Snowling

AND

Randall Snowling

AND

The Estate of Randall Snowling

AND

Prince George’s County, Maryland
c/o: Rhonda L. Weaver, County At-
torney

AND

State of Maryland
c/o: Anthony G. Brown, Attorney
General

All unknown owners of the Prop-
erty described below, their heirs, de-
visees, Personal Representatives,
and their or any of their heirs, de-
visees, executors, administrators,
grantees, assignees, or successors in
right, title or interest, and any and all
persons having or claiming to have
any leasehold or any other interest
in the Property and premises situate,
described as:

Account No: 05-0300897
known as: Lot 11; EX TRI AT NW PT
Address of 1212 Swan Harbour Cir-
cle, Fort Washington, Maryland
20744

Defendants.

IN THE CIRCUIT COURT FOR
PRINCE GEORGE’S COUNTY,
MARYLAND
CIVIL DIVISION
CASE NO.: C-16-CV-25-006666

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the hereinabove de-
scribed property situate, lying and
being in Prince George’s County,
Maryland, sold by the Collector of
Taxes for Prince George’s County
and the State of Maryland to the
Plaintiff in the proceeding.

The Complaint states, among
other things, that the amount neces-
sary for the redemption for the sub-
ject property has not been paid,
although more than six (6) months
and a day from the date of sale has
expired.

It is thereupon this 1st day of De-
cember, 2025, by the Circuit Court
for Prince George’s County, Mary-
land,

ORDERED, that notice be given
by the insertion of a copy of this
Order in some newspaper having
general circulation in Prince
George’s County, Maryland once a
week for three (3) consecutive
weeks, on or before the 26th day of
December, 2025, warning all per-
sons having or claiming to have any
interest in the property described
above appear in this Court by the
3rd day of February, 2026, and re-
deem their respective property or
answer the Complaint, or thereafter
a Final Decree will be entered fore-
closing all rights of redemption in
and as to the property, and vesting
in the Plaintiff a title in fee simple,
free and clear of all encumbrances.

The Defendants are hereby in-
formed of the latest date to file a
written Answer or Petition to Re-
deem the property mentioned in the
Complaint described above, and
that failure to file a response on or
before the date specified may result
in a Default Judgment foreclosing
all rights of redemption in and as to
the property being rendered by this
Court against them.

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

True Copy—Test:
Mahasin El Amin, Clerk
151366 (12-11,12-18,12-25)

LEGALS

ORDER OF PUBLICATION

OPPIDAN INVESTMENTS, LLC
c/o: Berman Legal Services
201 International Circle, Suite 190
Hunt Valley, Maryland 21030

Plaintiff,

vs.

Turnleaf Properties, LLC

Serve: John Johnson

AND

Foresite Investments, LLC

Serve: Robert Svehlak

AND

Robert Svehlak, Trustee

AND

Tesla, Inc.
Serve: The Corporation Trust In-
corporated

AND

Prince George’s County, Maryland
c/o: Rhonda L. Weaver, County At-
torney

AND

State of Maryland
c/o: Anthony G. Brown, Attorney
General

All unknown owners of the Prop-
erty described below, their heirs, de-
visees, Personal Representatives,
and their or any of their heirs, de-
visees, executors, administrators,
grantees, assignees, or successors in
right, title or interest, and any and all
persons having or claiming to have
any leasehold or any other interest
in the Property and premises situate,
described as:

Account No: 15-1735166
known as: 13141 Grand View Ct
Address of 13141 Grand View Court,
Upper Marlboro, Maryland 20772

Defendants.

IN THE CIRCUIT COURT FOR
PRINCE GEORGE’S COUNTY,
MARYLAND
CIVIL DIVISION
CASE NO.: C-16-CV-25-006664

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the hereinabove de-
scribed property situate, lying and
being in Prince George’s County,
Maryland, sold by the Collector of
Taxes for Prince George’s County
and the State of Maryland to the
Plaintiff in the proceeding.

The Complaint states, among
other things, that the amount neces-
sary for the redemption for the sub-
ject property has not been paid,
although more than six (6) months
and a day from the date of sale has
expired.

It is thereupon this 1st day of De-
cember, 2025, by the Circuit Court
for Prince George’s County, Mary-
land,

ORDERED, that notice be given
by the insertion of a copy of this
Order in some newspaper having
general circulation in Prince
George’s County, Maryland once a
week for three (3) consecutive
weeks, on or before the 26th day of
December, 2025, warning all per-
sons having or claiming to have any
interest in the property described
above appear in this Court by the
3rd day of February, 2026, and re-
deem their respective property or
answer the Complaint, or thereafter
a Final Decree will be entered fore-
closing all rights of redemption in
and as to the property, and vesting
in the Plaintiff a title in fee simple,
free and clear of all encumbrances.

The Defendants are hereby in-
formed of the latest date to file a
written Answer or Petition to Re-
deem the property mentioned in the
Complaint described above, and
that failure to file a response on or
before the date specified may result
in a Default Judgment foreclosing
all rights of redemption in and as to
the property being rendered by this
Court against them.

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

True Copy—Test:
Mahasin El Amin, Clerk
151364 (12-11,12-18,12-25)

ORDER OF PUBLICATION

OPPIDAN INVESTMENTS, LLC
c/o: Berman Legal Services
201 International Circle, Suite 190
Hunt Valley, Maryland 21030

Plaintiff,

vs.

Tarik Elgharniti

AND

The Estate of Tarik Elgharniti

AND

Trius Funding I, LLC
c/o: Superior Settlement Services,
LLC

AND

Hunter C. Piel, Esq., Trustee

AND

Scott B. Wheat, Esq., Trustee

AND

Summit Creek Community Associ-
ation, Inc.
Serve: Community Services
Group, LLC

AND

Prince George’s County, Maryland
c/o: Rhonda L. Weaver, County At-
torney

AND

LEGALS

State of Maryland
c/o: Anthony G. Brown, Attorney
General

All unknown owners of the Property
described below, their heirs, de-
visees, Personal Representatives, and
their or any of their heirs, devisees,
executors, administrators, grantees,
assignees, or successors in right, title
or interest, and any and all persons
having or claiming to have any
leasehold or any other interest in the
Property and premises situate, de-
scribed as:

Account No: 09-0929430
known as: 10006 Palatte Ct; PLAT 6
Address of 10006 Palatte Court, Clin-
ton, Maryland 20735

Defendants.

IN THE CIRCUIT COURT FOR
PRINCE GEORGE’S COUNTY,
MARYLAND
CIVIL DIVISION
CASE NO.: C-16-CV-25-006665

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the hereinabove de-
scribed property situate, lying and
being in Prince George’s County,
Maryland, sold by the Collector of
Taxes for Prince George’s County
and the State of Maryland to the
Plaintiff in the proceeding.

The Complaint states, among other
things, that the amount necessary
for the redemption for the subject
property has not been paid, al-
though more than six (6) months
and a day from the date of sale has
expired.

It is thereupon this 1st day of De-
cember, 2025, by the Circuit Court
for Prince George’s County, Mary-
land,

ORDERED, that notice be given
by the insertion of a copy of this
Order in some newspaper having
general circulation in Prince
George’s County, Maryland once a
week for three (3) consecutive
weeks, on or before the 26th day of
December, 2025, warning all persons
having or claiming to have any in-
terest in the property described
above appear in this Court by the
3rd day of February, 2026, and re-
deem their respective property or
answer the Complaint, or thereafter
a Final Decree will be entered fore-
closing all rights of redemption in
and as to the property, and vesting
in the Plaintiff a title in fee simple,
free and clear of all encumbrances.

The Defendants are hereby in-
formed of the latest date to file a
written Answer or Petition to Re-
deem the property mentioned in the
Complaint described above, and
that failure to file a response on or
before the date specified may result
in a Default Judgment foreclosing
all rights of redemption in and as to
the property being rendered by this
Court against them.

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

True Copy—Test:
Mahasin El Amin, Clerk
151365 (12-11,12-18,12-25)

LEGALS

ORDER OF PUBLICATION

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

Plaintiff,

vs.

THOMAS P. BEALE, JR.

Prince George’s County

Office of Finance of Prince George’s
County

State of Maryland
Office of the Attorney General

KAREN A. BEALE

All unknown owners of the prop-
erty (9803 AMBLER LN UPPER
MARLBORO 20774-0000 being
known as District - 13 Account Iden-
tifier - 1467836 with a legal descrip-
tion of 17,053.0000 Sq.Ft. & Imps.
Rambling Hills Lot 2 Blk R Assmt
\$411,000 Lib 07319 FI 954 and as-
sessed to Beale Thomas P Jr & Karen
A. 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 suc-
cessors 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-25-006737

The object of this proceeding is to
secure foreclosure of all rights of re-
demption from tax sale on the prop-
erty known as 9803 AMBLER LN
UPPER MARLBORO 20774-0000
being known as District - 13 Ac-
count Identifier - 1467836 with a
legal description of 17,053.0000
Sq.Ft. & Imps. Rambling Hills Lot 2
Blk R Assmt \$411,000 Lib 07319 FI
954 and assessed to Beale Thomas P
Jr & Karen A. 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 Cer-
tificate of Tax Sale is as follows: 9803
AMBLER LN UPPER MARLBORO
20774-0000 being known as District
- 13 Account Identifier - 1467836
with a legal description of
17,053.0000 Sq.Ft. & Imps. Rambling

Hills Lot 2 Blk R Assmt \$411,000 Lib
07319 FI 954 and assessed to Beale
Thomas P Jr & Karen 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

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 2077
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 Blk 6
Assmt \$548,100 Lib 48457 Fl 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 Blk 6
Assmt \$548,100 Lib 48457 Fl 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 Blk 6 Assmt
\$548,100 Lib 48457 Fl 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

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

Lourdes S. Eliacin Mars
5 South Front Street
Baltimore, MD 21202
410-376-1234

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ARNOLD CHRISTOPHER EVANS

Notice is given that Dawn M
Evans, whose address is 3330 Denver
Street NE, Washington, DC 20020,
was on November 24, 2025 ap-
pointed Personal Representative of
the estate of ARNOLD CHRISTO-
PHER EVANS who died on August
6, 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 24th 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
24th 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.

DAWN M EVANS
Personal Representative

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

Estate No. 138650
151406 (12-11,12-18,12-25)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EVELYN BERNICE MOORE

Notice is given that Kym D Taylor,
whose address is 3003 Westbrook
Ln, Bowie, MD 20721-1220, was on
December 2, 2025 appointed Per-
sonal Representative of the estate of
EVELYN BERNICE MOORE, who
died on November 17, 2012 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 2nd day of June, 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
2nd day of June, 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.

KYM D TAYLOR
Personal Representative

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

Estate No. 139006
151411 (12-11,12-18,12-25)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARJORIE A HERMAN

Notice is given that Nancy Lynn
Rigby, whose address is 1216 Cherry
Grv, Greeneville, TN 37745-2035,
was on December 1, 2025 appointed
Personal Representative of the estate
of MARJORIE A HERMAN who
died on October 24, 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 1st day of June, 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
1st day of June, 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.

NANCY LYNN RIGBY
Personal Representative

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

Estate No. 139429
151407 (12-11,12-18,12-25)

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 Blk 6
Assmt \$542,100 Lib 48457 Fl 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 Blk 6
Assmt \$542,100 Lib 48457 Fl 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 Blk 6 Assmt
\$542,100 Lib 48457 Fl 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.

LEGALS

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 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
151327 (12-4,12-11,12-18)

LEGALS

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
HELEN NELSON BATCH

Notice is given that Charles T
Batch, whose address is 5108
Stonecat Ct, Waldorf, MD 20603-
4260, and Laura R Pede, whose ad-
dress is 3116 Fairweather Ct, Olney,
MD 20832-3021, and Bryan L Batch,
whose address is 331 Hollywood
Blvd, Fort Walton Beach, FL 32548
were on November 18, 2025 ap-
pointed Co-Personal Representatives
of the estate of HELEN NELSON
BATCH who died on September 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 co-personal repre-
sentatives or the attorney.

All interested persons or unpaid
claimants having any objection to
the appointment of the co-personal
representatives shall file their objec-
tion 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 deced-
ent 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 co-personal rep-
resentatives or file it with the Regis-
ter of Wills with a copy to 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-per-
sonal representatives mails or other-
wise 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 ob-
tained from the Register of Wills.

CHARLES T BATCH
LAURA R PEDE
BRYAN L BATCH
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. 139246
151408 (12-11,12-18,12-25)

NOTICE

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

v. Defendant

Patricia Cress, Personal Represen-
tative for the Estate of Walter
Warner Fleming
8001 Powhatan Street
Hyattsville, MD 20784

**In the Circuit Court for Prince
George’s County, Maryland
Case No. C-16-CV-25-005464**

Notice is hereby given this 4th day
of December, 2025, by the Circuit
Court for Prince George’s County,
that the sale of the property men-
tioned in these proceedings, made
and reported, will be ratified and
confirmed, unless cause to the con-
trary thereof be shown on or before
the 5th day of January, 2026, pro-
vided a copy of this notice be pub-
lished in a newspaper of general
circulation in Prince George’s
County, once in each of three succe-
ssive weeks before the 5th day of Jan-
uary, 2026.

The Report of Sale states the
amount of the foreclosure sale price
to be \$277,000.00. The property sold
herein is known as 8001 Powhatan
Street, Hyattsville, MD 20784.

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

True Copy—Test:
Mahasin El Amin, Clerk
151419 (12-11,12-18,12-25)

Cedulie Laumann
1028 Generals Hwy Suite 100
Crownsville, MD 21032
410-216-7000

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LEON WHITE SR.

Notice is given that Melanie Ann
Jackson, whose address is 912 Fields
End Ct, Fairview Heights, IL 62208-
2936, was on October 17, 2025 ap-
pointed Personal Representative of
the estate of LEON WHITE SR.,
who died on July 10, 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 17th day of April, 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
17th day of April, 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.

MELANIE ANN JACKSON
Personal

The Prince George’s Post

Your Newspaper of Legal Record

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