





## LEGALS

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
JOHN ELMO DOWELL

Notice is given that Kathleen Marie Dowell, whose address is 10901 Atwell Avenue, Bowie, MD 20720, was on December 8, 2025 appointed personal representative of the small estate of John Elmo Dowell who died on October 18, 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 Director of IRB.

jections 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:

undersigned on or before the earlier  
of the following dates:

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

KATHLEEN MARIE DOWELL  
Personal Representative

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

Estate No. 139557  
151496 (12-18)

## LEGALS

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
THEADORE R LEGREE

Notice is given that Geraldine W. Legree, whose address is 151 Johnathan St, Hyattsville, MD 20782-3458, was on October 29, 2021 appointed personal representative of the small estate of Theodore L. Legree who died on August 28, 2021 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 objection 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 claim 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

(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.

GERALDINE W LEGREE  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
POTOMAC, MD 20854-1729

Estate No. 13909  
151497 (12-18)

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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)

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)

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

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
EUGENE A STEVENS

Notice is given that Adrienne  
Stevens-Bly, whose address is 2021  
Wedgewood Pl Apt B, Waldorf, MD  
20602-2318, was on November 6,  
2024 appointed personal represen-  
tative of the small estate of Eugene  
A Stevens, who died on September  
21, 2023 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 persons having claims against  
the decedent must serve their claims  
on the undersigned personal repre-  
sentative or file them with the Reg-  
ister of Wills with a copy to the un-  
dersigned 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.

ADRIENNE STEVENS-BLY  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE’S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 131140  
151506 (12-18)

LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
MARY GATLIN

Notice is given that Rodjae Gatlin,  
whose address is 7200 Jordan Lane,  
Clinton, MD 20735, was on Decem-  
ber 5, 2025 appointed Personal Rep-  
resentative of the estate of MARY  
GATLIN, who died on January 17,  
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 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 5th 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.

RODJAE GATLIN  
Personal Representative  
CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE’S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 136782  
151518 (12-18,12-25,1-1)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
PAUL E TAYLOR

Notice is given that Trena Taylor,  
whose address is 440 I. St NW Unit  
107, Washington, DC 20001-2568,  
and Ebbonie Taylor Stevens, whose  
address is 13900 Norton Hill Ct,  
Upper Marlboro, MD 20774-8438,  
were on September 5, 2025 ap-  
pointed co-personal representatives  
of the small estate of Paul E Taylor  
who died on March 28, 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 shall file their ob-  
jections with the Register of Wills  
within 30 days after the date of pub-  
lication 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 co-personal rep-  
resentatives 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 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 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.

TRENA TAYLOR  
EBBONIE TAYLOR STEVENS  
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. 137247  
151500 (12-18)

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

IN RE ADOPTION/  
GUARDIANSHIP OF LEVEAH P.

Adoption No. C-16-FM-25-000427

NOTICE OF PUBLICATION

To: Linda Pearson, Biological  
Mother: You are hereby notified that  
an adoption case has been filed in  
the Circuit Court for Prince  
George’s County, Adoption No. **C-  
16-FM-25-000427**. All persons who  
believe themselves to be the parent  
of a Female child born on May 30,  
2021, in Baltimore City County,  
Maryland, to Linda Pearson birth  
date January 30, 1992, shall file a  
written response. A copy of the  
show cause order may be obtained  
from the Clerk’s Office at the Circuit  
Court for Prince George’s County,  
Maryland, 14735 Main Street, Upper  
Marlboro, Maryland 20772, and  
telephone number: 301-952-5206. If  
you do not file a written objection  
by **30 days** from the date this notice  
appears in a **Prince George’s  
County Newspaper**, you will have  
agreed to the permanent loss of  
your parental rights to this child.

151492 (12-18,12-25,1-1)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
JEROME R GOLDRING

Notice is given that Alice Goldring,  
whose address is 1031 Michigan Ave  
NE Apt 3, Washington, DC 20017-  
1857, was on December 9, 2025 ap-  
pointed Personal Representative of  
the estate of JEROME R GOLDRING  
who died on April 18, 2023 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 9th 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.

ALICE GOLDRING  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE’S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 129229  
151508 (12-18,12-25,1-1)

LEGALS

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
SHERRIL THOMAS

Notice is given that Monica Valen-  
tine, whose address is 9501 Caltor  
Ln, Fort Washington, MD 20744-  
3720, was on December 8, 2025 ap-  
pointed personal representative of  
the small estate of Sherril Thomas,  
who died on July 15, 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 shall file their ob-  
jections with the Register of Wills  
within 30 days after the date of pub-  
lication 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 repre-  
sentative or file them with the Reg-  
ister of Wills with a copy to the un-  
dersigned 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.

MONICA VALENTINE  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE’S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 138915  
151501 (12-18)

LEGALS

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

BEFORE THE REGISTER  
OF WILLS  
IN THE ESTATE OF:  
STACY SHAWN MCDONALD  
ESTATE NO: 135803

PUBLIC NOTICE  
TO CAVEAT

To all persons interested in the  
above estate:

Notice is given that a petition to  
caveat has been filed by VINCENT  
MCDONALD, Brother of Decedent,  
challenging the will dated May 20,  
2019.

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

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE’S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773  
151507 (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  
STEPHEN W LAWRENCE

Notice is given that Jane B  
Lawrence, whose address is 12109  
Whitehall Dr, Bowie, MD 20715,  
was on December 4, 2025 appointed  
personal representative of the small  
estate of Stephen W Lawrence who  
died on March 26, 2025 with a will.

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

All interested persons or unpaid  
claimants having any objection to  
the appointment shall file their ob-  
jections with the Register of Wills  
within 30 days after the date of pub-  
lication 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 repre-  
sentative or file them with the Reg-  
ister of Wills with a copy to the un-  
dersigned 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.

JANE B LAWRENCE  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE’S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 139592  
151498 (12-18)

LEGALS

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
JAMES R YOUNG

Notice is given that India N  
Young, whose address is 10510  
Galena Ln, Upper Marlboro, MD  
20772-8500, was on December 9,  
2025 appointed personal represen-  
tative of the small estate of James R  
Young, who died on August 12,  
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 shall file their ob-  
jections with the Register of Wills  
within 30 days after the date of pub-  
lication 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 repre-  
sentative or file them with the Reg-  
ister of Wills with a copy to the un-  
dersigned 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.

INDIA N 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. 139467  
151502 (12-18)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
RONALD A YERMAN

Notice is given that Kristine Pren-  
dergast, whose address is 143  
Carver St Unit 16, Brevard, NC  
28712-5159, was on December 9,  
2025 appointed personal represen-  
tative of the small estate of Ronald  
A Yerman who died on August 2,  
2024 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 shall file their ob-  
jections with the Register of Wills  
within 30 days after the date of pub-  
lication 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 repre-  
sentative or file them with the Reg-  
ister of Wills with a copy to the un-  
dersigned 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.

KRISTINE PRENDERGAST  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE’S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 136556  
151499 (12-18)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
SOUAD BEDWEI-MAJDOUB

Notice is given that Salim Bedwei,  
whose address is 8423 Greenbelt Rd  
Apt 101, Greenbelt, MD 20770-2512,  
was on December 5, 2025 appointed  
personal representative of the small  
estate of Souad Bedwei-Majdoub,  
who died on October 1, 2025 with-  
out 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

LEGALSLM File No.: 4596-00001LEWIS MCDANIELS, LLC41 N Market St.Frederick, Maryland 21701ORDER OF PUBLICATIONAroun Lindsey,Plaintiff,vs.Om P. Sharma; Rikhi R. Sharma; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as Hillmead Station and being identified on the Tax Roll as Parcel ID: 14-1573294, and which may be known as 12330 Daisy Ln., Glendale, MD 20769, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, described as Hillmead Station and being identified on the Tax Roll as Parcel ID: 14-1573294, and which may be known as 12330 Daisy Ln., Glendale, MD 20769,Defendants.

In the Circuit Court for Prince George's County, MarylandCase No. C-16-CV-25-006968 (TAX SALE)The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property situate in Prince George's County, Maryland, sold by the Collector of Taxes for the Prince George's County, Maryland, and the State of Maryland:described as Hillmead Station and being identified on the Tax Roll as Parcel ID: 14-1573294, and which may be known as 12330 Daisy Ln., Glendale, MD 20769.The Complaint states, among other things, that the amounts necessary for redemption have not been paid.It is thereupon this 15th day of December, 2025, by the Circuit Court for Prince George's County, Maryland,ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, the last insertion on or before the 9th day of January, 2026, warning all persons interested in the property to appear in this Court by the 17th day of February, 2026, and redeem their property and /or answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to the property, and vesting in the plaintiff a title free and clear of all encumbrances.MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, MarylandTrue Copy—Test: Mahasin El Amin, Clerk151475(12-18,12-25,1-1)

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

LEGALSSMALL ESTATENOTICE OF APPOINTMENTNOTICE TO CREDITORSNOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF BERTHA B MCNEILNotice is given that Senica Hampton, whose address is 15508 Glas-tonbury Way, Upper Marlboro, MD 20774, was on June 27, 2025 appointed personal representative of the small estate of Bertha B McNeil who died on May 14, 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 4th day of June, 2026.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.

SENICA HAMPTONPersonal RepresentativeCERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729Estate No. 137790151493(12-18)

LEGALSPOPPIDAN INVESTMENTS, LLC C/O KENNY LAW GROUP, LLCPlaintiffvs.MICHAEL A CHELST; KATHY CHELST PRINCE GEORGE'S COUNTY, MARYLANDORDER OF PUBLICATIONAll 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 20740ANDUnknown 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.DefendantsIN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-25-006673The 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 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, MarylandTrue Copy—Test: Mahasin El Amin, Clerk151370(12-11,12-18,12-25)

Martin G. Oliverio14300 Gallant Fox Lane, Suite 103Bowie, MD 20715301-383-1856NOTICE OF APPOINTMENTNOTICE TO CREDITORSNOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MANUEL ANTONIO CANONotice is given that Juan A Cuellar Alvarez, whose address is 5709 30th Ave, Hyattsville, MD 20782, was on December 8, 2025 appointed Personal Representative of the estate of MANUEL ANTONIO CANO, who died on October 14, 2025 without a will.Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 8th day of June, 2026.All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 8th day of June, 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.

JUAN A CUELLAR ALVAREZPersonal RepresentativeCERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729Estate No. 139611151521(12-18,12-25,1-1)

LEGALSPOPPIDAN INVESTMENTS, LLC C/O KENNY LAW GROUP, LLCPlaintiffvs.JENNIFER CROSS; AMIE CROSS TRIUS LENDING PARTNERS SHAWN J. SEFRET, TRUSTEE PRINCE GEORGE'S COUNTY, MARYLANDORDER OF PUBLICATIONAll 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 20745ANDUnknown 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.DefendantsIN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-25-006679The 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 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, MarylandTrue Copy—Test: Mahasin El Amin, Clerk151373(12-11,12-18,12-25)

Teresa M Cooney2500 Wallington Way Suite 102Marriottsville, MD 21104410-442-1088NOTICE OF APPOINTMENTNOTICE TO CREDITORSNOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF RUTH SUSCO MATTHEWSNotice is given that Patricia Morris, whose address is 3904 Greencastle Ridge Dr Apt 204, Burtonsville, MD 20866-2191, was on December 1, 2025 appointed Personal Representative of the estate of RUTH SUSCO MATTHEWS who died on September 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 1st day of June, 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 1st day of June, 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.

PATRICIA MORRISPersonal RepresentativeCERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729Estate No. 139574151510(12-18,12-25,1-1)

LEGALSMartin G Oliverio14300 Gallant Fox Lane, Suite 103Bowie, MD 20715301-383-1856SMALL ESTATENOTICE OF APPOINTMENTNOTICE TO CREDITORSNOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF DOROTHY A. STEWARTNotice is given that JoAnn Coriell, whose address is 17470 Mill Branch Place, Bowie, MD 20716, was on December 8, 2025 appointed personal representative of the small estate of Dorothy A. Stewart who died on October 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 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.

JOANN CORIELLPersonal RepresentativeCERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729Estate No. 139612151495(12-18)





LEGALS

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL HARBOR  
PROPERTY OWNER'S ASSOCIATION, INC.  
  
Plaintiff  
  
vs.  
  
Reba Bivens Byars and  
Jerry W. Ridenhour  
  
Defendant(s)

In the Circuit Court for Prince George's County, Maryland  
Civil Case No. C-16-CV-25-005748

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL HARBOR  
PROPERTY OWNER'S ASSOCIATION, INC.  
  
Plaintiff  
  
vs.  
  
Joseph Nelson and Beatrice E. Nelson and Shawnell Nelson  
  
Defendant(s)

In the Circuit Court for Prince George's County, Maryland  
Civil Case No. C-16-CV-25-005747

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL HARBOR  
PROPERTY OWNER'S ASSOCIATION, INC.  
  
Plaintiff  
  
vs.  
  
Aaron N. Luster and Lakeisha S. Luster  
  
Defendant(s)

In the Circuit Court for Prince George's County, Maryland  
Civil Case No. C-16-CV-25-005749

LEGALS

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL HARBOR  
PROPERTY OWNER'S ASSOCIATION, INC.  
  
Plaintiff  
  
vs.  
  
Denise Fogh  
  
Defendant(s)

In the Circuit Court for Prince George's County, Maryland  
Civil Case No. C-16-CV-25-005746

LEGALS

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL HARBOR  
PROPERTY OWNER'S ASSOCIATION, INC.  
  
Plaintiff  
  
vs.  
  
Kenneth C Dickens and Torie R Dickens  
  
Defendant(s)

In the Circuit Court for Prince George's County, Maryland  
Civil Case No. C-16-CV-25-005744

ORDER OF PUBLICATION

COLUMBIA LIENS LLC  
  
Plaintiff,  
  
vs.  
  
JEMALS RIVERDALE PARK II LLC  
Prince George's County, Maryland  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 6108 RHODE ISLAND AVE, RIVERDALE, MD 20737, Parcel No. 19-2134963,

And

ANY UNKNOWN OWNER OF THE PROPERTY 6108 RHODE ISLAND AVE, RIVERDALE, MD 20737, Parcel No. 19-2134963, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.

Defendants.

In the Circuit Court for Prince George's County, Maryland  
Case No. C-16-CV-25-006824

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 19-2134963 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:

8,400.0000 Sq Ft & Imps Riverdale Park Lot 11 Blk 40

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

It is thereupon this 8th day of December, 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 10th day of February, 2026, and redeem the property with Parcel Identification Number 19-2134963 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  
151438 (12-18,12-25,1-1)

LEGALS

ORDER OF PUBLICATION

COLUMBIA LIENS LLC  
  
Plaintiff,  
  
vs.  
  
ANDY CHICAS A/K/A ANDY J CHICAS ALAYA  
Prince George's County, Maryland  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 9612 MARLBORO PIKE UNIT 9612, UPPER MARLBORO, MD 20772, Parcel No. 15-1733310,

And

ANY UNKNOWN OWNER OF THE PROPERTY 9612 MARLBORO PIKE UNIT 9612, UPPER MARLBORO, MD 20772, Parcel No. 15-1733310, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.

Defendants.

In the Circuit Court for Prince George's County, Maryland  
Case No. C-16-CV-25-006843

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 15-1733310 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:

UNIT 9612 2,375.0000 Sq Ft & Imps Melwood Townhouse

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

It is thereupon this 8th day of December, 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 10th day of February, 2026, and redeem the property with Parcel Identification Number 15-1733310 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  
151439 (12-18,12-25,1-1)

LEGALS

ORDER OF PUBLICATION

COLUMBIA LIENS LLC  
  
Plaintiff,  
  
vs.  
  
JAMES YONKOS  
Prince George's County, Maryland  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 3808 33RD ST, MOUNT RAINIER, MD 20712, Parcel No. 17-1836055,

And

ANY UNKNOWN OWNER OF THE PROPERTY 3808 33RD ST, MOUNT RAINIER, MD 20712, Parcel No. 17-1836055, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.

Defendants.

In the Circuit Court for Prince George's County, Maryland  
Case No. C-16-CV-25-006844

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1836055 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:

N 25 FT OF LOT 23 3,750.0000 Sq Ft & Imps Edgemont Blk 8

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

It is thereupon this 8th day of December, 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 10th day of February, 2026, and redeem the property with Parcel Identification Number 17-1836055 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  
151441 (12-18,12-25,1-1)

LEGALS

ORDER OF PUBLICATION

COLUMBIA LIENS LLC  
  
Plaintiff,  
  
vs.  
  
ARMJ PROPERTIES INC  
Prince George's County, Maryland  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 3731 RHODE ISLAND AVE, BRENTWOOD, MD 20722, Parcel No. 17-1896562,

And

ANY UNKNOWN OWNER OF THE PROPERTY 3731 RHODE ISLAND AVE, BRENTWOOD, MD 20722, Parcel No. 17-1896562, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.

Defendants.

In the Circuit Court for Prince George's County, Maryland  
Case No. C-16-CV-25-006845

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1896562 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:

NCONF USE-HOUSE 5,978.0000 Sq Ft & Imps Cedar Croft Lot 6

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

It is thereupon this 8th day of December, 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 10th day of February, 2026, and redeem the property with Parcel Identification Number 17-1896562 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  
151442 (12-18,12-25,1-1)

ORDER OF PUBLICATION

COLUMBIA LIENS LLC  
  
Plaintiff,  
  
vs.  
  
SVD HOLLY SPRINGS LLC  
Prince George's County, Maryland  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 5900 NORTH HOLLY SPRINGS DR, CAPITOL HEIGHTS, MD 20743, Parcel No. 18-5769922,

And

ANY UNKNOWN OWNER OF THE PROPERTY 5900 NORTH HOLLY SPRINGS DR, CAPITOL HEIGHTS, MD 20743, Parcel No. 18-5769922, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.

Defendants.

In the Circuit Court for Prince George's County, Maryland  
Case No. C-16-CV-25-006847

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-5769922 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:

LAND UNIT 10 .9259 Acres

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

It is thereupon this 8th day of December, 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 10th day of February, 2026, and redeem the property with Parcel Identification Number 18-5769922 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  
151443 (12-18,12-25,1-1)

ORDER OF PUBLICATION

COLUMBIA LIENS LLC  
  
Plaintiff,  
  
vs.  
  
SVD HOLLY SPRINGS LLC  
Prince George's County, Maryland  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1707 SOUTH HOLLY SPRINGS DR, CAPITOL HEIGHTS, MD 20743, Parcel No. 18-5769864,

And

ANY UNKNOWN OWNER OF THE PROPERTY 1707 SOUTH HOLLY SPRINGS DR, CAPITOL HEIGHTS, MD 20743, Parcel No. 18-5769864, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.

Defendants.

In the Circuit Court for Prince George's County, Maryland  
Case No. C-16-CV-25-006848

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-5769864, 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:

LAND UNIT 5B 1.05 Acres

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

It is thereupon this 8th day of December, 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 10th day of February, 2026, and redeem the property with Parcel Identification Number 18-5769864, 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  
151444 (12-18,12-25,1-1)



LEGALS

ORDER OF PUBLICATION

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

Plaintiff,

v.

JEMAL’S WATKINS LAND LLC

Prince George’s County

Office of Finance of Prince George’s County

State of Maryland  
Office of the Attorney General

SHANNON WATKINS

JEMAL’S COLLEGE PARK HORSE-SHOE, LLC

JEMAL’S WATKINS ADJACENT, LLC

CARLTON M. GREEN

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

Defendants

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

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

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

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

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

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

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

ORDER OF PUBLICATION

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

Plaintiff,

v.

JEMAL’S WATKINS LAND LLC

Prince George’s County

Office of Finance of Prince George’s County

State of Maryland  
Office of the Attorney General

SHANNON WATKINS

JEMAL’S COLLEGE PARK HORSE-SHOE, LLC

JEMAL’S WATKINS ADJACENT, LLC

CARLTON M. GREEN

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

Defendants

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

The object of this proceeding is to

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

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

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

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

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

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

ORDER OF PUBLICATION

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

Plaintiff,

v.

THE MOODY GROUP, LLC

Prince George’s County

Office of Finance of Prince George’s County

State of Maryland  
Office of the Attorney General

JOHN H. JONES

JOAN MARIE JONES

JOSEPH E. BUFFINGTON, II

LYNNE BLIGH

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

Defendants

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

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

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

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

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

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

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

LEGALS

ORDER OF PUBLICATION

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

Plaintiff,

v.

WORDS OF LIFE FELLOWSHIP CHURCH, INC

Prince George’s County

Office of Finance of Prince George’s County

State of Maryland  
Office of the Attorney General

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

Defendants

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

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

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

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

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

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

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

ORDER OF PUBLICATION

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

Plaintiff,

v.

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

Prince George’s County

Office of Finance of Prince George’s County

State of Maryland  
Office of the Attorney General

SECRETARY OF HOUSING AND URBAN DEVELOPMENT

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

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

Defendants

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

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

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

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

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

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

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

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

NOTICE OF SERVICE OF PROCESS BY PUBLICATION

SAMUEL PRINCE VALLEY,

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)

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.

LORI K DAPONTE  
Personal Representative

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

Estate No. 139359  
151312 (12-4,12-11,12-18)

LEGALS

Rick Todd, Esq  
5850 Waterloo Road, Suite 140  
Columbia, MD 21045  
443-720-7500

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF YOLANDE M. VOLEL

Notice is given that Frances Alix Volel-Stech, whose address is Collington Retirement Community, 10450 Lottsford Road Apt 114, Mitchellville, MD 20721, was on December 4, 2025 appointed Personal Representative of the estate of YOLANDE M. VOLEL, who died on July 13, 2021 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 4th day of June, 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 4th day of June, 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.

FRANCES ALIX VOLEL-STECH  
Personal Representative

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

Estate No. 138309  
151519 (12-18,12-25,1-1)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF STEPHEN ANDREW MORTON IV

Notice is given that Kate Morris, whose address is 1470 Deer Park Rd, Finksburg, MD 21048-1921, was on December 4, 2025 appointed personal representative of the small estate of Stephen Andrew Morton IV, who died on September 25, 2025 without a will.

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

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

KATE MORRIS  
Personal Representative

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

Estate No. 139226  
151504 (12-18)

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)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF CAMERON MASHAWN CHEEKS

Notice is given that Givonna Cheeks, whose address is 3630 Eagle Ridge Dr, Woodbridge, VA 22191-6564, was on December 8, 2025 appointed personal representative of the small estate of CAMERON MASHAWN CHEEKS, who died on July 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 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.

GIVONNA CHEEKS  
Personal Representative

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

Estate No. 138632  
151505 (12-18)

THE PRINCE  
GEORGE’S POST

Call  
301-627-0900

Fax  
301-627-6260

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LEGALS

ORDER OF PUBLICATION	
COLUMBIA LIENS LLC	Plaintiff,
vs.	
PAUL & MAE E BROWN Prince George’s County, Maryland Occupant Unknown Owners	
ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 113 MARYLAND PARK DR, CAPITOL HEIGHTS, MD 20743, Parcel No. 18-2111300,	
And	
ANY UNKNOWN OWNER OF THE PROPERTY 113 MARYLAND PARK DR, CAPITOL HEIGHTS, MD 20743, Parcel No. 18-2111300, the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.	
Defendants.	
In the Circuit Court for Prince George’s County, Maryland Case No. C-16-CV-25-006849	
The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-21113000, 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:	
LT47EX205SF LOT48 EX200SF LOT49EX 2155F LOT50EX 25 0 SF 7,530.0000 Sq Ft Tolson Heights Blk 9	
The Complaint states, among other things, that the amounts necessary for redemption have not been paid.	
It is thereupon this 8th day of December, 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 10th day of February, 2026, and redeem the property with Parcel Identification Number 18-2111300, 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	
151445	(12-18,12-25,1-1)

LEGALS

ORDER OF PUBLICATION	
COLUMBIA LIENS LLC	Plaintiff,
vs.	
JOSHUA L ROBINSON Prince George’s County, Maryland Occupant Unknown Owners	
ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1026 58TH AVE, CAPITOL HEIGHTS, MD 20743, Parcel No. 18-2066801,	
And	
ANY UNKNOWN OWNER OF THE PROPERTY 1026 58TH AVE, CAPITOL HEIGHTS, MD 20743, Parcel No. 18-2066801, the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.	
Defendants.	
In the Circuit Court for Prince George’s County, Maryland Case No. C-16-CV-25-006851	
The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-2066801, 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:	
HEIGHTS LOTS 3.4 6,250.0000 Sq Ft North Fairmont Hei Blk A	
The Complaint states, among other things, that the amounts necessary for redemption have not been paid.	
It is thereupon this 8th day of December, 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 10th day of February, 2026, and redeem the property with Parcel Identification Number 18-2066801, 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	
151446	(12-18,12-25,1-1)

ORDER OF PUBLICATION	
COLUMBIA LIENS LLC	Plaintiff,
vs.	
CRYSTAL AASGAARD Prince George’s County, Maryland Occupant Unknown Owners	
ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 9200 EDWARDS WAY UNIT 1008, HYATTSVILLE, MD 20783, Parcel No. 17-1962802,	
And	
ANY UNKNOWN OWNER OF THE PROPERTY 9200 EDWARDS WAY UNIT 1008, HYATTSVILLE, MD 20783, Parcel No. 17-1962802, the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.	
Defendants.	
In the Circuit Court for Prince George’s County, Maryland Case No. C-16-CV-25-006852	
The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1962802, 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:	
UNIT 1008 906.0000 Sq Ft & Imps Racquet Club Condo	
The Complaint states, among other things, that the amounts necessary for redemption have not been paid.	
It is thereupon this 8th day of December, 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 10th day of February, 2026, and redeem the property with Parcel Identification Number 17-1962802, 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	
151447	(12-18,12-25,1-1)

LEGALS

ORDER OF PUBLICATION	
COLUMBIA LIENS LLC	Plaintiff,
vs.	
SHAWN WOODS Prince George’s County, Maryland Occupant Unknown Owners	
ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1001 CHILLUM RD UNIT 107, HY-ATTSVILLE, MD 20782, Parcel No. 17-3753530,	
And	
ANY UNKNOWN OWNER OF THE PROPERTY 1001 CHILLUM RD UNIT 107, HYATTSVILLE, MD 20782, Parcel No. 17-3753530, the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.	
Defendants.	
In the Circuit Court for Prince George’s County, Maryland Case No. C-16-CV-25-006862	
The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-3753530, 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:	
368.0000 Sq Ft & Imps The Fairmont 1001	
The Complaint states, among other things, that the amounts necessary for redemption have not been paid.	
It is thereupon this 8th day of December, 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 10th day of February, 2026, and redeem the property with Parcel Identification Number 17-3753530, 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	
151448	(12-18,12-25,1-1)

LEGALS

ORDER OF PUBLICATION	
COLUMBIA LIENS LLC	Plaintiff,
vs.	
LORRAINE HAMILTON Prince George’s County, Maryland Occupant Unknown Owners	
ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 9200 EDWARDS WAY UNIT 908, HYATTSVILLE, MD 20783, Parcel No. 17-1962638,	
And	
ANY UNKNOWN OWNER OF THE PROPERTY 9200 EDWARDS WAY UNIT 908, HYATTSVILLE, MD 20783, Parcel No. 17-1962638, the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.	
Defendants.	
In the Circuit Court for Prince George’s County, Maryland Case No. C-16-CV-25-006863	
The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1962638, 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:	
UNIT 908 906.0000 Sq Ft & Imps Racquet Club Condo	
The Complaint states, among other things, that the amounts necessary for redemption have not been paid.	
It is thereupon this 8th day of December, 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 10th day of February, 2026, and redeem the property with Parcel Identification Number 17-1962638, 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	
151449	(12-18,12-25,1-1)

LEGALS

ORDER OF PUBLICATION	
COLUMBIA LIENS LLC	Plaintiff,
vs.	
MARVIN A TITUS Prince George’s County, Maryland Occupant Unknown Owners	
ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7923 MANDAN RD UNIT 677, GREENBELT, MD 20770, Parcel No. 21-2338770,	
And	
ANY UNKNOWN OWNER OF THE PROPERTY 7923 MANDAN RD UNIT 677, GREENBELT, MD 20770, Parcel No. 21-2338770, the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.	
Defendants.	
In the Circuit Court for Prince George’s County, Maryland Case No. C-16-CV-25-006801	
The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 21-2338770, 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:	
UNIT 677 APT 103 PHASE 3 3,020.0000 Sq Ft & Imps Greenbriar Condo P	
The Complaint states, among other things, that the amounts necessary for redemption have not been paid.	
It is thereupon this 8th day of December, 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 10th day of February, 2026, and redeem the property with Parcel Identification Number 21-2338770, 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	
151453	(12-18,12-25,1-1)

LEGALS

ORDER OF PUBLICATION	
COLUMBIA LIENS LLC	Plaintiff,
vs.	
NATIONAL ASSN OF REAL ES-TATE BROKERS Prince George’s County, Maryland Occupant Unknown Owners	
ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 9831 GREENBELT RD UNIT J2, LANHAM, MD 20706, Parcel No. 14-2921880,	
And	
ANY UNKNOWN OWNER OF THE PROPERTY 9831 GREENBELT RD UNIT J2, LANHAM, MD 20706, Parcel No. 14-2921880, the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.	
Defendants.	
In the Circuit Court for Prince George’s County, Maryland Case No. C-16-CV-25-006870	
The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 14-2921880, in Prince George’s County, sold by the Collector of Taxes for Prince George’s County and the State of Maryland to the plaintiff in this proceeding:	
PHASE TWO/UNIT J-2 8,509.0000 Sq Ft & Imps Greenbelt Office C	
The Complaint states, among other things, that the amounts necessary for redemption have not been paid.	
It is thereupon this 8th day of December, 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 10th day of February, 2026, and redeem the property with Parcel Identification Number 14-2921880, 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	
151452	(12-18,12-25,1-1)

ORDER OF PUBLICATION	
COLUMBIA LIENS LLC	Plaintiff,
vs.	
KATHLEEN HOARD Prince George’s County, Maryland Occupant Unknown Owners	
ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7925 MANDAN RD UNIT 660, GREENBELT, MD 20770, Parcel No. 21-2338606,	
And	
ANY UNKNOWN OWNER OF THE PROPERTY 7925 MANDAN RD UNIT 660, GREENBELT, MD 20770, Parcel No. 21-2338606, the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.	
Defendants.	
In the Circuit Court for Prince George’s County, Maryland Case No. C-16-CV-25-006802	
The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 21-2338606, in Prince George’s County, sold by the Collector of Taxes for Prince George’s County and the State of Maryland to the plaintiff in this proceeding:	
PHASE III UNI T 660 APT T3 3,020.0000 Sq Ft & Imps Greenbriar Condo P	
The Complaint states, among other things, that the amounts necessary for redemption have not been paid.	
It is thereupon this 8th day of December, 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 10th day of February, 2026, and redeem the property with Parcel Identification Number 21-2338606, 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	
151454	(12-18,12-25,1-1)

ORDER OF PUBLICATION	
COLUMBIA LIENS LLC	Plaintiff,
vs.	
ANTHEA & EMEKA NWANDU Prince George’s County, Maryland Occupant Unknown Owners	
ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 5536 KAREN ELAINE DR UNIT 1603, HYATTSVILLE, MD 20784, Parcel No. 20-2267235,	
And	
ANY UNKNOWN OWNER OF THE PROPERTY 5536 KAREN ELAINE DR UNIT 1603, HY-ATTSVILLE, MD 20784, Parcel No. 20-2267235, the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.	
Defendants.	
In the Circuit Court for Prince George’s County, Maryland Case No. C-16-CV-25-006805	
The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 20-2267235, 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:	
UNIT 1603 3,840.0000 Sq Ft & Imps Frenchmans Creek C	
The Complaint states, among other things, that the amounts necessary for redemption have not been paid.	
It is thereupon this 8th day of December, 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 10th day of February, 2026, and redeem the property with Parcel Identification Number 20-2267235, 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	
151456	(12-18,12-25,1-1)

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

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

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

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

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

LEGALS

ORDER OF PUBLICATION

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

Plaintiff,

v.

JEMAL’S RIVERDALE PARK II  
L.L.C.

Prince George’s County

Office of Finance of Prince George’s  
County

State of Maryland  
Office of the Attorney General

MICHAEL SUSSMAN

STAN FREEMAN

ERIC POTKIN

LHP INVESTMENTS, LLC

PCH INVESTMENTS, LLC

ARTHUR KRISE

PAMELA FERGUSON

JACLYN WILLIAMOWSKY

WILLIAM V. MEYERS

ROBERT H ROSENBAUM

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

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

Defendants

In the Circuit Court for  
Prince George’s County

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

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

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

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

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

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

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

LEGALS

ORDER OF PUBLICATION

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

Plaintiff,

v.

JEMAL’S RIVERDALE PARK II  
L.L.C.

Prince George’s County

Office of Finance of Prince George’s  
County

State of Maryland  
Office of the Attorney General

MICHAEL SUSSMAN

STAN FREEMAN

ERIC POTKIN

LHP INVESTMENTS, LLC

PCH INVESTMENTS, LLC

PAMELA FERGUSON

JACLYN WILLIAMOWSKY

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

Defendants

In the Circuit Court for  
Prince George’s County

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

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

LEGALS

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

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

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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)

THE

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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 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: 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 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  
151348 (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.  
  
MERYLN FERNANDO  
  
Prince George’s County  
  
Office of Finance of Prince George’s County  
  
State of Maryland  
Office of the Attorney General

ELIZABETH FERNANDO

All unknown owners of the property (1009 CHILLUM RD HYATTSVILLE 20782-0000 UNIT: 315 being known as District - 17 Account Identifier - 3755451 with a legal description of UNIT 315 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-25-006621**

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 1009 CHILLUM RD HYATTSVILLE 20782-0000 UNIT: 315 being known as District - 17 Account Identifier - 3755451 with a legal description of UNIT 315 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: 1009 CHILLUM RD HYATTSVILLE 20782-0000 UNIT: 315 being known as District - 17 Account Identifier - 3755451 with a legal description of UNIT 315 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  
151349 (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  
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  
  
v.  
  
Petitioner,

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

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

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

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
VICTORIA VIVAS

Notice is given that Veronica Vivas, whose address is 6308 7th St NW, Washington, DC 20011, was on December 9, 2025 appointed personal representative of the small estate of Victoria Vivas who died on May 26, 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 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.

VERONICA VIVAS  
Personal Representative

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

Estate No. 139462  
151494 (12-18)

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 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  
151384 (12-11,12-18,12-25)

LEGALS

ORDER OF PUBLICATION

EPCOT MD LLC  
  
Plaintiff  
  
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

IN THE CIRCUIT COURT FOR  
PRINCE GEORGE'S COUNTY  
Case No. C-16-CV-25-006767

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.

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 amount necessary for redemption has not been paid.

It is thereupon this 8th 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 once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 10th 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, MD

True Copy—Test:  
Mahasin El Amin, Clerk  
151436 (12-18,12-25,1-1)

THE

PRINCE

GEORGE'S

POST

Call

301-627-0900

Fax

301-627-6260

SUBSCRIBE

TODAY!

LEGALS

AWBF LAW, P.C.

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE  
Improved by premises known as  
as 714 Eucla Drive, Waldorf, MD 20601

By virtue of the power and authority contained in a Deed of Trust from JANIQUE F. MÜCKELVENE, dated March 29, 2017 and recorded in Liber 39429 at Folio 387 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

WEDNESDAY, JANUARY 7, 2026 AT 3:00 P.M.

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

BEING KNOWN AND DESIGNATED as lot numbered two (2) in Block A, in the subdivision known as Blocks A & B, Accokeek Acres", as per Plat thereof recorded among the Land Records of Prince George's County, Maryland in Plat Book WWW 63, folio 10.

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

TERMS OF SALE: A deposit of \$10,500.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 4.50% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

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

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

151434(12-18,12-25,1-1)

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC

1099 WINTERSON ROAD,SUITE 301  
LINTHICUM HEIGHTS, MD 21090  
www.cgd-law.com/sales

SUBSTITUTE TRUSTEES' SALE OF IMPROVED  
REAL PROPERTY

10804 ASHFIELD ROAD  
ADELPHI, MD 20783

By authority contained in a Deed of Trust dated September 8, 2006 and recorded in Liber 26730, Folio 414, modified by Loan Modification Agreement recorded on May 24, 2021, at Liber No. 45566, Folio 371, and further modified by Loan Modification Agreement recorded on December 7, 2023, at Liber No. 49345, Folio 181, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$290,000.00, and an interest rate of 6.625%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JANUARY 6, 2026 AT 11:30 AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$28,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

Richard E. Solomon, et al.,  
Substitute Trustees

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

151472(12-18,12-25,1-1)

LEGALS

AWBF LAW, P.C.

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE  
Improved by premises known as  
as 2832 Nomad Court W., Bowie, Maryland 20716

By virtue of the power and authority contained in a Deed of Trust from TISHA S. HILLMAN, dated April 22, 2016 and recorded in Liber 38196 at Folio 106 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

WEDNESDAY, JANUARY 7, 2026 AT 3:05 P.M.

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

Lot Numbered Two (2) in Block lettered "A-A" in the subdivision known as, "Plat Eight, Section Two, Phase D, Oak Pond", as per plat thereof duly recorded among the Land Records of Prince George's County, Maryland in Plat Book NLP 123 at Plat 84.

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

\*\*\*THIS PROPERTY IS BEING SOLD SUBJECT TO A 120 DAY RIGHT OF REDEMPTION BY THE IRS\*\*\*

TERMS OF SALE: A deposit of \$18,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 4.125% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

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

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

151435(12-18,12-25,1-1)

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC

1099 WINTERSON ROAD,SUITE 301  
LINTHICUM HEIGHTS, MD 21090  
www.cgd-law.com/sales

SUBSTITUTE TRUSTEES' SALE OF IMPROVED  
REAL PROPERTY

2402 FAIRLAWN STREET  
TEMPLE HILLS, MD 20748

By authority contained in a Deed of Trust dated September 18, 2003 and recorded in Liber 19357, Folio 1, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$175,500.00, and an interest rate of 6.250%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JANUARY 6, 2026 AT 11:30 AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$9,100.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

Richard E. Solomon, et al.,  
Substitute Trustees

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

151471(12-18,12-25,1-1)

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC

1099 WINTERSON ROAD,SUITE 301  
LINTHICUM HEIGHTS, MD 21090  
www.cgd-law.com/sales

SUBSTITUTE TRUSTEES' SALE OF IMPROVED  
REAL PROPERTY

16204 BROXBURN LANE  
BRANDYWINE, MD 20613

By authority contained in a Deed of Trust dated June 7, 2013 and recorded in Liber 35023, Folio 139, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$536,287.00, and an interest rate of 3.125%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JANUARY 6, 2026 AT 11:30 AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$44,500.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

Richard E. Solomon, et al.,  
Substitute Trustees

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

151469(12-18,12-25,1-1)

LEGALS

TOWN OF CAPITOL HEIGHTS  
PUBLIC NOTICE

The Town of Capitol Heights will be installing stop sign monitoring systems in accordance with §21-707.1 of the Maryland Transportation Article and Ordinance O-11-2025. These monitors will be located at Capitol Heights Blvd NE at Doppler St, Capitol Heights Blvd SW at Doppler St, Nova Ave NE at Old Central Ave, Brooke St SE & Suffolk Ave, Suffolk Ave NE at Old Central Ave and Highview Pl NE at Onslow Way. Ticketing for violations will begin on January 20, 2026. Violations for a stop sign infraction will be \$40. For questions regarding this program, you can reach the city’s office at 301-336-0626 or visit [www.capitolheightsmd.gov](http://www.capitolheightsmd.gov).

151478(12-18)

A SUMMARY OF HYATTSVILLE EMERGENCY ORDINANCE 2025-05  
– Temporary Housing for Displaced Tenants

Notice is hereby given by the City Council of the City of Hyattsville, a municipal corporation of the State of Maryland, that the Council passed and adopted Emergency Ordinance 2025-05 Temporary Housing for Displaced Tenants on December 15, 2025. The title of the Ordinance, which constitutes a fair summary, is as follows:

An emergency ordinance whereby the City Council amends Chapter 96 of the City of Hyattsville Code to require the landlord of tenants displaced by substandard housing conditions to arrange for temporary housing, issuing payment to the tenants, and to immediately offer re-occupancy upon resolution of the substandard conditions.

The Emergency Ordinance is effective on December 15, 2025. The Emergency Ordinance is posted and available for inspection at the City Municipal Building, 4310 Gallatin Street, Hyattsville, Maryland 20781. Additionally, to obtain Hyattsville Emergency Ordinance 2025-05 in its entirety, contact Nate Groenendyk, City Clerk, at (301) 985-5001 or go to [www.hyattsville.org](http://www.hyattsville.org).

The City Council of Hyattsville

151479(12-18,12-25)

The Prince  
George’s Post  
Your Newspaper  
of Legal Record  
301-627-0900



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)

NOTICE TO CREDITORS OF 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)

ORDER OF PUBLICATION

OPPIDAN INVESTMENTS, LLC  
c/o: Berman Legal Services  
201 International Circle, Suite 190  
Hunt Valley, Maryland 21030  
Plaintiff,  
  
vs.  
  
Joseph L. Wallace

AND  
  
The Estate of Joseph L. Wallace  
  
AND

Prince George’s County, Maryland  
c/o: Rhonda L. Weaver, County Attorney  
AND

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

All unknown owners of the Property described below, their heirs, devisees, 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, described as:  
Account No: 10-1007681  
known as: 1011 Turney Ave  
Address of 1011 Turney Avenue, Laurel, Maryland 20707  
Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND  
CIVIL DIVISION  
CASE NO.: C-16-CV-25-007004

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described 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, although more than six (6) months and a day from the date of sale has expired.

It is thereupon this 15th day of December, 2025, by the Circuit Court for Prince George’s County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George’s County, Maryland once a week for three (3) consecutive weeks, on or before the 9th day of January, 2026, warning all persons having or claiming to have any interest in the property described above appear in this Court by the 7th day of February, 2026, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing 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 informed of the latest date to file a written Answer or Petition to Redeem 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  
151476 (12-18,12-25,1-1)

LEGALS

TOWN OF CHEVERLY, MARYLAND NOTICE OF PROPOSED ANNEXATION OF THE FORMER PRINCE GEORGE’S COUNTY HOSPITAL PROPERTY

Notice is hereby given that the Town Council of the Town of Cheverly, Maryland, has introduced **Annexation Resolution No. 1-2026**, proposing the annexation of certain property currently located in unincorporated Prince George’s County, Maryland, commonly known as the **former Prince George’s County Hospital site**.

**A CHARTER AMENDMENT RESOLUTION OF THE TOWN COUNCIL OF CHEVERLY ENLARGING THE CORPORATE BOUNDARIES OF THE TOWN OF CHEVERLY BY ANNEXING INTO THE CORPORATE LDITS OF THE TOWN OF CHEVERLY LANDS CONTIGUOUS AND ADJOINING TO THE TOWN’S EXISTING CORPORATE BOUNDARIES PROPERTY COMMONLY KNOWN AS HOSPITAL HILL, CONSISTING OF APPROXIMATELY 44.1867 ACRES OF LAND IN TOTAL LOCATED GENERALLY HOSPITAL HILL AKA THE OLD CHEVERLY HOSPITAL SITE.**

The Resolution was initiated on December 18, 2025, by the Town Council pursuant to §4-403 of the LG Art., of Md. Ann. Code. NOTICE is further hereby given by the Mayor and Council that it will hold a PUBLIC HEARING on said Resolution

January 8, 2026, at or about 6:30 o’clock P.M. at 6401 Forest Rd, Cheverly, MD 20785 and that all interested persons are invited to attend said public hearing and present their views.

Conditions of proposed annexation are as follows:

Section 1. The recitals are incorporated as operative provisions of this Resolution.

Section 2. The boundaries of the Town of Cheverly, a municipal corporation of the State of Maryland, shall be and hereby are enlarged and amended by the addition thereto of all of that land contiguous and adjoining to the current boundaries of the Town of Cheverly in Prince George’s County, Maryland commonly referred to as Hospital Hill, consisting of 44.1867 acres of land all of which is described in Exhibit A, and which attachments are incorporated herein by reference, the same shall be and hereby is annexed into the Town, subject to the conditions and provisions set forth in the Annexation Resolution, such annexation to be known as "Hospital Hill".

Section 3. The Annexation set forth herein is subject to the following condition: None

Section 4. That the annexation of the land depicted and described in Exhibit A will not create any unincorporated area which is bounded on all sides by real property presently within the corporate limits of the Town of Cheverly, real property to be within the corporate limits of the Town of Cheverly, or any combination of such properties.

Section 5. That the corporate boundaries of the Town being enlarged to include the Annexation Area as of the effective date of this Annexation Resolution, the Annexation Area and the inhabitants thereof shall from and after that effective date of this Resolution be subject to the powers and jurisdiction of the Town, and shall be taken and considered as part of the municipal corporation known as "The TOWN OF CHEVERLY"; and that all of the provisions of the laws of the State of Maryland and the Charter and Ordinances of the Town, now in force or which may hereafter be enacted, shall be extended and made applicable to the Annexation Area and to any persons now or hereafter residing therein. Nothing herein or elsewhere in the Resolution shall affect the power of the Town of Cheverly to amend or repeal any Charter provision or ordinance existing at the date of passage of this Resolution, or to enact and ordain any Ordinance which, at the date of passage of this Resolution, or hereafter, it may be authorized to enact or ordain.

Section 6. Under Maryland law, public notice is not required for this annexation. A public notice shall specify that a public hearing will be held on this Resolution by the Town Council of Cheverly at 6:30 p.m. at the Town Hall, 6401 Forest Road, Cheverly, Maryland, on the 8th day of January 2026.

Section 7. That the Town Clerk, shall submit notice to the Prince George’s County Executive, the Prince George’s County Council, the Executive Director of the Maryland-National Capital Park and Planning Commission and the Director of the Office of Planning of the State of Maryland, each of which shall have the first right to be heard at the scheduled public hearing prior to the general public.

Section 8. This Resolution shall become effective forty-five (45) days from the date of enactment by the Town Council of Cheverly, unless within forty-five (45) days of the date of the enactment the Town Council receives a Petition for Referendum filed in accordance with the provisions of Md. Local Gov. Code Ann., 4-408 -4-410.

In accordance with the Local Government Article, §4-406, of the Annotated Code of Maryland (the “Maryland Code”), this Notice shall be published four (4) times, at consecutive weekly intervals, beginning on or about December 18, 2025

Notice is further hereby given by the Town Council that following such public hearing, the Town Council is empowered by law to enact said Resolution and, if so enacted, the Resolution provides that it shall take effect upon the forty-sixth (46th) day following passage, and that said resolution is further subject within such period to a Petition for Referendum by qualified voters of the municipality pursuant to the requirements of the Local Government Article, §4-409, et seq. of the Maryland Code.

To join by Zoom video conference:  
<https://us02web.zoom.us/j/84025983118?pwd=cEhsbmU2aEs5MGViaGlnWVh6clh6U09>

Webinar ID: 840 2598 3118

Passcode: 213079

To join by telephone only: dial 1-301-715-8592, meeting ID: 840 2598 3118  
Participants who join by video/audio conference will be enabled to speak by the meeting chair.

Speakers will be allowed to address the Council for three (3) minutes.

Public comment may also be made by submitting comments via email to: [towncler@cheverly-md.gov](mailto:towncler@cheverly-md.gov). All comments submitted via email must be received by 5:00 PM on January 8, 2026. Comments received by email will be read by Town of Cheverly staff during the public hearing.

Persons with questions regarding this public hearing may call 301-773-8360 for further information.

It is anticipated that the Charter Amendment Resolution will be considered for adoption (as introduced or as amended) at the April 9, 2026, Council meeting or at a subsequent Council meeting.

151474 (12-18,12-25)

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
2012	Chevrolet	Malibu	1G1ZD5E09CF375669
2007	Toyota	Camry	4T1BE46K87U167859
2016	Ford	Fusion	3FA6P0HD8GR110775
2008	Toyota	Highlander	JTEES42AX82031376
2008	Cadillac	CTS	1G6DF577680212643
2017	Hyundai	Sonata	5NPE34AF8HH573511
2009	Mazda	Mazda3	JM1BK32F391248711
2005	Volvo	S80	YV1T5592851403826
2004	Ford	E150	1FDR141L04HB42113
2022	Honda	Accord	1HGCV2F3XNA012980
2009	Chevrolet	Suburban	1GNFK26339R220170
2016	Chevrolet	Malibu	1G1ZB5S11GF227879
2011	Hyundai	Sonata	5NPEC4ACXBH194961
2009	Nissan	Altima	1N4AL21EX9C159384
2012	Land Rover	Range Rover	SALSK2D43CA753511

151473 (12-18)

LEGALS



WSSC WATER WILL HOLD PUBLIC HEARINGS ON FY 2027 PRELIMINARY PROPOSED BUDGET

We want to hear from you. The Washington Suburban Sanitary Commission (WSSC Water) will hold two public hearings to receive comments on its preliminary proposed Fiscal Year (FY) 2027 operating and capital budget. The hearing dates and times are as follows:

**Prince George’s County**  
Wednesday, January 28, 2026, at 7 p.m.  
WSSC Water Support Center Auditorium  
14501 Sweitzer Lane, Laurel, MD 20707

**Montgomery County**  
Thursday, January 29, 2026, at 7 p.m.  
Council Office Building 3rd Floor Hearing Room  
100 Maryland Ave, Rockville, MD 20850

These are currently planned as in-person meetings with an option to view via livestream. Visit [wsscwater.com/fin](https://wsscwater.com/fin) for instructions on how to view the hearings virtually and for any changes.

Please contact WSSC Water as soon as possible at [communications@wsscater.com](mailto:communications@wsscater.com) if your attendance at any of these hearings will require an accommodation under Title II of the Americans with Disabilities Act.

The formal budget document will be available January 15, 2026, at [wsscwater.com/budget](https://wsscwater.com/budget). Can’t make the hearings? Written comments can be submitted to [BudgetGroup@wsscwater.com](mailto:BudgetGroup@wsscwater.com), or mailed to Budget Division Manager, WSSC Water, 14501 Sweitzer Lane, Laurel, MD 20707, by February 16, 2026. The proposed budget must be submitted to the Prince George’s and Montgomery County Councils by March 1, 2026.

151536 (12-18)

LEGALS

CITY OF SEAT PLEASANT LEGISLATION ADOPTED CITY COUNCIL PUBLIC SESSION MONDAY, DECEMBER 8, 2025

ORDINANCE O-26-08

AN ORDINANCE concerning:

AMENDMENT OF THE FISCAL YEAR 2025-2026 BUDGET

FOR THE CITY OF SEAT PLEASANT, MARYLAND

**SECTION 1. BE IT ORDAINED BY THE SEAT PLEASANT CITY COUNCIL** that the 2025-2026 Budget of the City of Seat Pleasant, as enacted by Ordinance O-25-13, adopted on May 12, 2025, shall be amended to include the MD-DHCD-NCSEDF for 6224 Foote Street Development, and the Special Election to fill Ward II Vacancy.

ORDINANCE O-26-09

AN ORDINANCE concerning:

*Speed Monitoring Enforcement*

**FOR** the purpose of amending Chapter 150 – Vehicles and Traffic of the Code of the City of Seat Pleasant for the purposes of increasing the Fines for Certain Violations and Establishing Scofflaw.

**BY** amending Chapter 150 – Vehicles and Traffic  
Section 150-24, 150-72 and 150-73 Speed Monitoring Enforcement  
Code of the City of Seat Pleasant (1994 Edition, as amended)

Copies of this legislation are available from the Office of the City Clerk at:

City Hall  
6301 Addison Rd  
Seat Pleasant, Maryland 20743-2125

151437 (12-18,12-25)

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

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC  
1099 WINTERSON ROAD,SUITE 301  
LINTHICUM HEIGHTS, MD 21090  
[www.cgd-law.com/sales](http://www.cgd-law.com/sales)

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED REAL PROPERTY

6336 BENTHAM DRIVE  
FORT WASHINGTON, MD 20744

By authority contained in a Deed of Trust dated November 19, 2007 and recorded in Liber 29045, Folio 630, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$145,000.00, and an interest rate of 5.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JANUARY 6, 2026 AT 11:30 AM

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

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

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

Richard E. Solomon, et al.,  
Substitute Trustees

Tidewater Auctions, LLC  
(410) 825-2900  
[www.tidewaterauctions.com](http://www.tidewaterauctions.com)

151470 (12-18,12-25,1-1)

# The Prince George’s Post

*Serving Prince George’s County*

**Call 301-627-0900 or**

**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: 10-113125  
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 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  
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

Plaintiff,

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 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  
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 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  
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 Cust-  
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.



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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 1st day of June, 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 1st day of June, 2026.

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

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

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

NANCY 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)

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 (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 assessed to Jemals Watkins Land LLC 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 interest 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 redemption from tax sale on the property known as 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 assessed to Jemals Watkins Land LLC 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 Certificate 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 assessed 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 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  
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 appointed Personal Representative of the estate of ARNOLD CHRISTOPHER EVANS who died on August 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 24th 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 24th 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.

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 Personal Representative of the estate of EVELYN BERNICE MOORE, who died on November 17, 2012 without a will.

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

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 2nd day of June, 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 2nd day of June, 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.

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

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 appointed Personal Representative of the estate of LEON WHITE SR., who died on July 10, 2025 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection 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 decedent 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 representative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

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

MELANIE ANN JACKSON  
Personal Representative

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

Estate No. 138967  
151409 (12-11,12-18,12-25)

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 (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 assessed to Jemals Watkins Land LLC 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 interest 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 redemption from tax sale on the property known as 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 assessed to Jemals Watkins Land LLC 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 Certificate 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 assessed 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 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  
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 address 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 appointed Co-Personal Representatives of the estate of HELEN NELSON BATCH 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 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 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.

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.

Patricia Cress, Personal Representative for the Estate of Walter Warner Fleming  
8001 Powhatan Street  
Hyattsville, MD 20784  
Defendant

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 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 \$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)

LEGALS

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

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

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

You must reclaim these vehicles by: 12/29/2025.

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

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

1990 DODGE RAM1500 MD 547Z94 1B7HC13Y3XJ642329

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

2013 FREIGHTLINER	CASCADIA 125			1FUJGLBXDLFG9888
2002 GMC	YUKON			1GKEK13Z52R247792
2013 FORD	F-150	MD	9EN4845	1FTFX1CT1DKK88614
2000 FORD	F-450			1FDXW46FOYEB10637
2002 SUBARU				JF1GD29682C529623
2009 TOYOTA	COROLLA			JTDBL40E099036167
2014 FORD	FOCUS			1FADP3P20EL121145
2005 LEXUS	GX470	MD	35175M8	JTJBT20X250092306
2006 BMW	325i			WBAVB13506KX64826
2004 SATURN	VUE			5GZCZ53444S843691
2015 FORD	EXPLORER	MD	2EW6319	1FM5K8AR7FGA22195
1978 MASON BROS	MARINE BOAT			MTMF7199M78F
2003 CHEVROLET	SILVERADO			1GCEK19T13E286029
2025 HORIZON TRAILERS	TRAILER			31H7GF4023SR011052

ABANDONED TRAILER  
BLACK METAL SINGLE AXLE UTILITY TRAILER WITH WOODEN PLATFORM, FILLED WITH DEBRIS AND AN ORANGE CONE AND A FLAT TIRE.  
LOCATION:  
7411 Pembroke Rd, Clinton, MD 20735



ABANDONED TRAILER AND BOAT  
WHITE BOAT WITH HIN#  
MTMF7199M78F AND ID MD8283AE ON AN EZ LOADER BOAT TRAILER.  
LOCATION:  
3704 Ironwood Pl, Hyattsville, MD 20785



ABANDONED TRAILER  
ORANGE WABASH DRY VAN TRAILER.  
LOCATION:  
8516 Rainswood Dr, Hyattsville, MD 20785



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

2004 MAZDA MAZDA 3 VA TLW4624 JM1BK343741109080

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

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

2010 HONDA	ACCORD	MD	4G55024	1HGCCP2F38AA014618
2010 BMW	750XI	VA	TGK6540	WBAK6C656AC393817
2015 JEEP	WRANGLER	MD	8ET1486	1C4BJWDG6L575808
2015 CHRYSLER	200	MD	9DA8610	1C3CCCAB6FN649064
2013 NISSAN	ALTIMA	VA	TWE4380	1N4BL3AP4DC913352
2015 JEEP	WRANGLER	MD	8ET1486	1C4BJWDG6L575808
2022 MINI	COOPER	VA	TAL1959	WMW53DK00N2R19538
2010 BUICK	ENCLAVE			5GALVAED0AJ160019
2006 FORD	EXPLORER			1FMEU72E16UB59313

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

2017 CHEVROLET IMPALA MD DELASON 1G1105S39HU184618

2002 CAMPER WILDERNESS 1ED1E302228002880

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

2013 CHEVROLET	IMPALA	VA	SZB3174	2G1WD5E35D1256636
2003 JAGUAR	X-TYPE	MD	JXJ9919	SAJEA51D83XC97620
2008 FORD	E250			1FTNE24W28D06385
2005 CHEVROLET	MALIBU			1G1ZT52825F268382

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

2000 HONDA	CIVIC	MD	GWT298	2HGEJ6615YH587584
2007 INFINITI	M35X	MD	2FL4713	JNKAY01F

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