ORDER OF PUBLICATION

COLUMBIA LIENS LLC

Unknown Owners

vs.

SHAWN WOODS Prince George's County, Maryland Occupant

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1009 CHILLUM RD UNIT 303, HY-ATTSVILLE, MD 20782, Parcel No. 17-3755337.

And

ANY UNKNOWN OWNER OF THE PROPERTY 1009 CHILLUM RD UNIT 303, HYATTSVILLE, MD 20782, Parcel No. 17-3755337, 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-25-006855

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-3755337, 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 303 368.0000 Sq Ft & Imps The Fairmont 1009

The Complaint states, among other things, that the amounts nec-essary for redemption have not

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 newspaer 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 17-3755337, 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

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

LEGALS

ORDER OF PUBLICATION

Prince George's County, Maryland

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY

6964 HANOVER PKWY UNIT

6964-101, GREENBELT, MD 20770,

ANY UNKNOWN OWNER OF

THE PROPERTY 6964 HANOVER

PKWY UNIT 6964-101, GREEN-

BELT, MD 20770, Parcel No. 21-

2376556, 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-

In the Circuit Court for

Prince George's County, Maryland

Case No. C-16-CV-25-006798

The object of this proceeding is to secure the foreclosure of all rights of

redemption in the following property Parcel Identification Number

21-2376556, in Prince George's

County, sold by the Collector of

Taxes for Prince George's County and the State of Maryland to the

UNIT 6964-101 PHASE 13

1,615.0000 Sq Ft & Imps Hunting

The Complaint states, among other things, that the amounts nec-essary for redemption have not

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 newspa-

per having a general circulation in

Prince George's County once a

week for 3 successive weeks, warn-

ing 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 21-2376556,

and answer the complaint or there-

after a final judgment will be en-

tered 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

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

True Copy—Test: Mahasin El Amin, Clerk

151464

plaintiff in this proceeding:

Ridge Cond

been paid.

Defendants.

sors in right, title and interest.

COLUMBIA LIENS LLC

K R CONTRUCTION LLC

Occupant

Unknown Owners

Parcel No. 21-2376556,

ORDER OF PUBLICATION

COLUMBIA LIENS LLC

BEVERLY A POSTON

Prince George's County, Maryland Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 8475 GREENBELT RD UNIT 8475 201, GREENBELT, MD 20770, Parcel No. 21-2303857,

And

ANY UNKNOWN OWNER OF THE PROPERTY 8475 GREENBELT RD UNIT 8475 201, GREENBELT, MD 20770, Parcel No. 21-2303857, 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.

Plaintiff,

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-25-006809

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 21-2303857, 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:

CONDOMINIUM UNIT 8475-201 3,000.0000 Sq Ft & Imps Chelsea Wood 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 21-2303857, 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

151463 (12-18,12-25,1-1) ORDER OF PUBLICATION

COLUMBIA LIENS LLC

SHAWN WOODS Prince George's County, Maryland Occupant

Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1009 CHILLUM RD UNIT 118, HY-ATTSVILLE, MD 20782, Parcel No. 17-3755097,

ANY UNKNOWN OWNER OF THE PROPERTY 1009 CHILLUM RD UNIT 118, HYATTSVILLE, MD 20782, Parcel No. 17-3755097, 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-25-006856

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-3755097, 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 118 368.0000 Sq Ft & Imps The Fairmont 1009

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

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 17-3755097, 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

(12-18,12-25,1-1) 151458

LEGALS

ORDER OF PUBLICATION

COLUMBIA LIENS LLC

REID COMMUNITY DEVELOP-

MENT CORP Prince George's County, Maryland Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 12150 ANNAPOLIS RD UNIT 314, GLENN DALE, MD 20769, Parcel No. 14-3969540,

ANY UNKNOWN OWNER OF THE PROPERTY 12150 ANNAPO-LIS RD UNIT 314, GLENN DALE, MD 20769, Parcel No. 14-3969540, 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-25-006857

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 14-3969540, 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:

5,207.0000 Sq Ft & Imps Fairwood Office Ps

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 14-3969540. 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

ORDER OF PUBLICATION

NATIONAL ASSN OF REAL ESTATE BROKERS

Prince George's County, Maryland

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY

INTEREST IN THE PROPERTY

9831 GREENBELT RD UNIT 12,

LANHAM, MD 20706, Parcel No.

ANY UNKNOWN OWNER OF

THE PROPERTY 9831 GREENBELT

RD UNIT 12, LANHAM, MD 20706,

Parcel No. 14-2921872, the unknown

owner's heirs, devisees, and personal representatives and their or

any of their heirs, devisees, execu-

tors, administrators, grantees, as-

signs or successors in right, title and

In the Circuit Court for

Prince George's County, Maryland

Case No. C-16-CV-25-006893

The object of this proceeding is to secure the foreclosure of all rights of

redemption in the following property Parcel Identification Number

14-2921872, in Prince George's

County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the

PHASE TWO / UNIT I-2 8,509.0000

The Complaint states, among

other things, that the amounts nec-

essary for redemption have not

It is thereupon this 9th 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 newspa-

per having a general circulation in Prince George's County once a

week for 3 successive weeks, warn-

ing 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 14-2921872,

and answer the complaint or there-

after a final judgment will be en-

tered 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

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

True Copy—Test: Mahasin El Amin, Clerk

151465

Sq Ft & Imps Greenbelt Office C

plaintiff in this proceeding:

been paid.

Defendants.

Plaintiff,

True Copy—Test: Mahasin Él Amin, Clerk

COLUMBIA LIENS LLC

Occupant

14-2921872,

And

interest.

Unknown Owners

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

Plaintiff,

ORDER OF PUBLICATION

COLUMBIA LIENS LLC

ASRAT GEBREMARIAM & GEA-DION GEBREYESE Prince George's County, Maryland Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 2702 COOL SPRING RD, HY-ATTSVILLE, MD 20783, Parcel No. 17-1924687,

And

ANY UNKNOWN OWNER OF THE PROPERTY 2702 COOL SPRING RD, HYATTSVILLE, MD 20783, Parcel No. 17-1924687, 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-25-006858

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1924687, 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:

22,000.0000 Sq Ft Cool Spring Estate Lot 2 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 17-1924687. 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 Él Amin, Clerk

<u>151460</u> (12-18,12-25,1-1)

LEGALS

ORDER OF PUBLICATION COLUMBIA LIENS LLC

Plaintiff,

TOMMIE BROADWATER JR Prince George's County, Maryland Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7701 BARLOWE RD UNIT 8, LAN-DOVER, MD 20785, Parcel No. 13-

And

ANY UNKNOWN OWNER OF THE PROPERTY 7701 BARLOWE RD UNIT 8, LANDOVER, MD 20785, Parcel No. 13-3585866, 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-25-006894

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 13-3585866, 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 8 7,122.0000 Sq Ft & Imps Palmer Park Commer

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

It is thereupon this 9th 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 13-3585866, 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

151466 (12-18,12-25,1-1)

LEGALS

COLUMBIA LIENS LLC

vs.

JULINDA MALLORY Prince George's County, Maryland Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1836 METZEROTT RD UNIT 905, HYATTSVILLE, MD 20783, Parcel No. 17-1934157,

And

ANY UNKNOWN OWNER OF THE PROPERTY 1836 METZE-ROTT RD UNIT 905, HY-ATTSVILLE, MD 20783, Parcel No. 17-1934157, 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-25-006859

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1934157, 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 905 981.0000 Sq Ft & Imps Presidential Tower

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 17-1934157 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

(12-18,12-25,1-1) 151461

ORDER OF PUBLICATION **ORDER OF PUBLICATION**

COLUMBIA LIENS LLC

REUBEN & ESTHER L SAWDAYE Prince George's County, Maryland Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 4313 KNOX RD UNIT 205, COL-LEGE PARK, MD 20740, Parcel No. 21-2328698,

And

ANY UNKNOWN OWNER OF THE PROPERTY 4313 KNOX RD UNIT 205, COLLEGE PARK, MD 20740, Parcel No. 21-2328698, 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

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 21-2328698, in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the

UNIT 205 PHASE 2 974.0000 Sq Ft

The Complaint states, among

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 21-2328698, 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

MAHASIN EL AMIN Clerk of the Circuit Court for

True Copy—Test: Mahasin El Amin, Clerk

(12-18,12-25,1-1) <u>151462</u>

LEGALS

ORDER OF PUBLICATION

COLUMBIA LIENS LLC

9620 INVESTMENTS LLC Prince George's County, Maryland Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 9620 LOTTSFORD CT, UPPER MARLBORO, MD 20774, Parcel No. 13-3005543,

And

and interest.

ANY UNKNOWN OWNER OF THE PROPERTY 9620 LOTTSFORD CT, UPPER MARLBORO, MD 20774, Parcel No. 13-3005543, 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

Defendants.

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

Case No. C-16-CV-25-006895

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 13-3005543, 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:

3.5890 Acres Lot 51

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

It is thereupon this 9th 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 13-3005543, 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

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

and clear of all encumbrances.

True Copy—Test: Mahasin El Amin, Clerk

151467

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

ORDER OF PUBLICATION

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY

ANY UNKNOWN OWNER OF THE PROPERTY 10017 S CAMPUS WAY UNIT 116, UPPER MARL-BORO, MD 20774, Parcel No. 13-1518927, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or succes-

Defendants. In the Circuit Court for

The object of this proceeding is to

 $5,131.0000 \, \mathrm{Sq} \, \mathrm{Ft} \, \& \, \mathrm{Imps} \, \mathrm{Prince} \, \mathrm{Place}$

The Complaint states, among other things, that the amounts nec-essary for redemption have not

It is thereupon this 9th 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 13-1518927, and answer the complaint or thereafter a final judgment will be en-

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

True Copy—Test: Mahasin El Amin, Clerk

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

Case No. C-16-CV-25-006808

plaintiff in this proceeding:

& Imps College Park Tower

other things, that the amounts necessary for redemption have not

and clear of all encumbrances.

Prince George's County, Maryland

COLUMBIA LIENS LLC Plaintiff,

MARILYN M CORDER Prince George's County, Maryland Occupant Unknown Owners

10017 S CAMPUS WAY UNIT 116, UPPER MARLBORO, MD 20774,

Parcel No. 13-1518927,

sors in right, title and interest.

Prince George's County, Maryland Case No. C-16-CV-25-006896

secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 13-1518927, 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:

been paid.

tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

151468

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF WENDY MICHELLE SMITH

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

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 26th day of May, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 26th day of May, 2026

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

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

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

YOLANDA MICHELLE SMITH Personal Representative

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

Estate No. 139287 151403 (12-11,12-18,12-25)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARJORIE JOHNSON HILL

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

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.

2025 with a will.

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 25th day of May, 2026.

All persons having any objection to the probate of the will of the dece-dent shall file their objections with the Register of Wills on or before the 25th day of May, 2026.

Any person having a claim against the decedent must present the claim to the undersigned personal 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.

JIMMY M. SANDERS Personal Representative

REGISTER OF WILLS FOR Prince George's County UPPER MARLBORO, MD 20773-1729

Estate No. 139144 <u>151404</u> (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 **DAVID E HARRIS**

Notice is given that Danielle Harris, whose address is 127 Cree Dr, Oxon Hill, MD 20745-1216, was on December 4, 2025 appointed Personal Representative of the estate of DAVID É HARRIS who died on June 3, 2025 with a will.

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

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

DANIELLE HARRIS Personal Representative

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

<u>151515</u> (12-18,12-25,1-1)

Estate No. 137854

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **DEBRA JACKSON**

NOTICE TO UNKNOWN HEIRS

Notice is given that Lillian Nicole Jackson, whose address is 10820 Norbourne Farm Rd, Upper Marlboro, MD 20772, was on December 3, 2025 appointed Personal Representative of the estate of DEBRA JACK-SON who died on July 18, 2025 with a will. There was a prior small estate proceeding.

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 3rd 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 3rd 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.

LILLIAN NICOLE 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. 138390

151516 (12-18,12-25,1-1)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MAURA RICCI MIRANDA **MOLINA**

Notice is given that Douglas Mejia-Ramos, whose address is 3701 37th Ave, Brentwood, MD 20722, was on December 5, 2025 appointed Personal Representative of the es-tate of MAURA RICCI MIRANDA MOLINA, who died on October 11, 2025 without a will.

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

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

DOUGLAS MEJIA-RAMOS Personal Representative

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

151522

LEGALS

Estate No. 139575 (12-18,12-25,1-1) PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

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

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF MICHELLE LEA POOLE

Notice is given that Quentin Loren Washington, whose address is 17530 Lake Melford Ave, Bowie, MD 20715-4501, was on December 5, 2025 appointed Personal Representative of the estate of MICHELLE LEA POOLE, who died on September 9, 2025 without a will.

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

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

QUENTIN LOREN WASHINGTON Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

Estate No. 139387 151524 (12-18,12-25,1-1)

NOTICE OF APPOINTMENT

LEGALS

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JANICE BRUNSON

Notice is given that Janine Brunson-Johnson, whose address is 6637 Park Hall Dr, Laurel, MD 20707-3251, was on December 8, 2025 appointed Personal Representative of the estate of JANICE BRUNSON, who died on August 16, 2025 with-

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.

> JANINE BRUNSON-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. 139571 151525 (12-18,12-25,1-1)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF

Notice is given that Yosef Sisay, whose address is 10422 44th Ave, Beltsville, MD 20705-2449, was on December 8, 2025 appointed Personal Representative of the estate of ABEBE SISAY, who died on August 29, 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 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 dece-dent 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.

YOSEF SISAY Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

Estate No. 139388 <u>151526</u> (12-18,12-25,1-1)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF DARNELL OVERTISE CLEMENT

Notice is given that Darnell Ovaughn Clement, whose address is 6128 Sea Lion Pl, Waldorf, MD 20603-4448, was on December 3, 2025 appointed Personal Representative of the estate of DARNELL OVERTISE CLEMENT, who died on August 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 of the personal representative shall file their objection with the Register of Wills on or before the 3rd 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 3rd 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 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.

> DARNELL OVAUGHN CLEMENT Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

Estate No. 139062 151527 (12-18,12-25,1-1)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ROBERT RONALD BRANNEN

Notice is given that Joseph Clyde Limerick Jr, whose address is 8730 Courtney Dr, Waldorf, MD 20603-4941, was on December 4, 2025 appointed Personal Representative of the estate of ROBERT RONALD BRANNEN, who died on October 21, 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 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.

JOSEPH CLYDE LIMERICK JR Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

Estate No. 139559 <u>151528</u> (12-18,12-25,1-1)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF CARRINGTON D CARTER

Notice is given that Brittany Tekoa Carter, whose address is 9900 Worrell Ave, Glenn Dale, MD 20769-9260, was on December 9, 2025 appointed Personal Representative of the estate of CARRINGTON D CARTER, who died on October 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 9th day of June, 2026.

to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 9th day of 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

All persons having any objection

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

of Wills with a copy to the undersigned on or before the earlier of the

(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.

BRITTANY TEKOA CARTER Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR

Estate No. 139618

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF DOROTHY H. PERRY

Notice is given that Tameka Cooper, whose address is 3055 Miranda Place, Waldorf, Maryland 20603, was on December 9, 2025 appointed Personal Representative of the estate of DOROTHY H. PERRY, who died on July 4, 2025 without a

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 9th day of June, 2026. All persons having any objection

to the probate of the will of the dece-dent 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 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. TAMEKA COOPER Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

Estate No. 139495 151529 (12-18,12-25,1-1)

The Prince George's Post

IT PAYS TO **ADVERTISE!** Brenda Boice at 301-627-0900

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF HERBERT O DOUGLAS

Notice is given that Tanya White, whose address is 3916 Sunflower Ct, Bowie, MD 20721, was on December 5, 2025 appointed Personal Repre sentative of the estate of HERBERT O DOUGLAS, who died on February 27, 2025 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or 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 objec-tion with the Register of Wills on or before the 5th day of June, 2026.

All persons having any objection to the probate of the will of the dece-dent 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 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.

> TANYA WHITE Personal Representative

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

Estate No. 138994

151523 (12-18,12-25,1-1)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF ROBERT DAVID DONALD BENEDICT

Notice is given that Jo-Ann B Pendorf, whose address is 1101 Montgomery Street, Laurel, MD 20707-3415, was on November 17, 2025 appointed Personal Representative of the estate of ROBERT DAVID DONALD BENEDICT, who died on February 13, 2022 without a died on February 13, 2022 without a

Further information can be obtained 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 probate of the decedent's will) shall file their objections with the Register of Wills on or before the 17th day of May, 2026.

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

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

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

JO-ANN B PENDORF Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

Estate No. 124609

151517 (12-18,12-25,1-1)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF CONSTANCE MARIE BOWMAN

Notice is given that Nicole Bowman-Smith, whose address is 7110 Branchwood Dr, Clinton, MD 20735, was on December 5, 2025 appointed Personal Representative of the estate of CONSTANCE MARIE BOW-MAN who died on September 8, 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 5th 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 5th 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. laim forms may be obtained from the Register of Wills.

NICOLE BOWMAN-SMITH Personal Representative

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

Upper Marlboro, MD 20773-1729 Estate No. 139352 <u>151511</u> (12-18,12-25,1-1)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF GERALDINE ROLLINS

Notice is given that Kisha Rollins, whose address is 6105 Spell Rd, Clinton, MD 20735-3806, was on December 3, 2025 appointed Personal Representative of the estate of GERALDINE ROLLINS, who died on May 30, 2024 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objec-tion with the Register of Wills on or before the 3rd day of June, 2026.

All persons having any objection to the probate of the will of the dece-dent shall file their objections with the Register of Wills on or before the 3rd 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 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.

> KISHA ROLLINS Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

151534

LEGALS

Estate No. 139566 (12-18,12-25,1-1)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF SHERYL JACKSON

Notice is given that Albert W Jackson, whose address is 602 Caroline Dr, Norristown, PA 19401, was on December 5, 2025 appointed Personal Representative of the estate of SHERYL JACKSON, who died on November 17, 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 represen-tative or the attorney.

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

> ALBERT W 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. 139548

151535 (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 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 Dow-ell 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 represen-tative 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 pub-lication of this Notice. All persons thaving 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.

> 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 (12-18)

151496

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF PAUL R HISER

AKA: PAUL RAYMOND HISER Notice is given that Kenneth Hiser, whose address is 39161 E Cusic Ct, Mechanicsville, MD 20659-4905, was on December 9, 2025 appointed Personal Representative of the estate of PAUL R HISER who died on Sep-

tember 16, 2025 with a will. Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney

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

following dates:

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.

KENNETH HISER Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

Estate No. 139404 (12-18,12-25,1-1)

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF PAULETTE TERESA WILLIAMS

whose address is 12607 Kembridge Dr, Bowie, MD 20715-2871, was on

Further information can be obby contacting the personal represen-

before the 9th day of June, 2026. All persons having any objection

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 under-signed on or before the earlier of the

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

(2) Two months after the personal

STARLA SIMPSON Personal Representative

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

<u>151513</u> (12-18,12-25,1-1)

NOTICE OF APPOINTMENT NOTICE OF APPOINTMENT

Notice is given that Starla Simpson, December 9, 2025 appointed Personal Representative of the estate of PAULETTE TERESA WILLIAMS who died on September 2, 2025 with

tained by reviewing the estate file in the office of the Register of Wills or tative 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

to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 9th day of June, 2026.

following dates:

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.

UPPER MARLBORO, MD 20773-1729 Estate No. 139023

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF VIRGINIA M CRAMER

Notice is given that David R Cramer, whose address is 14904 Running Horse Pl, Bowie, MD 20715-3388, was on December 4, 2025 appointed Personal Representative of the estate of VIRGINIA M CRAMER who died on August 22, 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 probate of the will of the decedent shall file their objections with

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

the Register of Wills on or before the

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

following dates:

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

DAVID R CRAMER Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

Estate No. 139259 (12-18,12-25,1-1)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF MELVIN JOHNSON

Notice is given that Vanessa Johnson, whose address is 1100 Alhambra Ave, Accokeek, MD 20607, was on November 20, 2025 appointed Personal Representative of the estate of MELVIN JOHNSON, who died on March 1, 2025 without a

Further information can be obthe 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

tion 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

representative shall file their obiec-

20th day of May, 2026. Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

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

VANESSA JOHNSON Personal Representative

the Register of Wills.

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

Estate No. 139247 (12-11,12-18,12-25) 151412

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF CARL LANDIS PLUMMER

Notice is given that Nancy R. Plummer, whose address is 12302 Tilbury Lane, Bowie, MD 20715, was on November 19, 2025 appointed Personal Representative of the estate of CARL LANDIS PLUM-MER, who died on September 16,

Further information can be obained 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

2025 without a will.

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

19th day of May, 2026. Any person having a claim against the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following dates:

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

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

NANCY R. PLUMMER Personal Representative

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY UPPER MARLBORO, MD 20773-1729

Estate No. 139378 151317 (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 THEADORE R LEGREE

Legree, whose address is 1511 Johnathan St, Hyattsville, MD 20782-3458, was on October 29, 2025 appointed personal representative of the small estate of Theadore R Legree who died on August 28, 2025 with a will. Further information can be ob-

Notice is given that Geraldine W

tained 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 ob-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: (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 UPPER MARLBORO, MD 20773-1729

Estate No. 139093 151497 (12-18)

The Prince George's Post For all Your Advertising Needs

Call Today 301 627 0900

ORDER OF PUBLICATION

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

Sekon Togola

The Estate of Sekon Togola

AND

Ismaila Togola

AND

The Estate of Ismaila Togola

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

AND

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

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: 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 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 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

It is thereupon this 1st day of December, 2025, by the Circuit Court for Prince George's County, Mary-

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland once a week for three (3) consecutive weeks, on or before the 26th day of December, 2025, warning all persons having or claiming to have any interest in the property described above appear in this Court by the 3rd day of February, 2026, and reanswer 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

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

NOTICE

151368

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

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

Defendant

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

Notice is hereby given this 26th day of November, 2025, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 26th day of December, 2025, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 26th day of December, 2025.

The Report of Sale states the amount of the foreclosure sale price to be \$201,720.00. The property sold 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 Él Amin, Clerk

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

151355

NOTICE

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

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

Plaintiffs

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 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 \$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 (12-11,12-18,12-25) <u>151421</u>

LEGALS

NOTICE

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

Kristina N Probst

14515 Cambridge Circle Laurel, MD 20707

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

Defendant

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 Jan-

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

<u>151422</u> (12-11,12-18,12-25)

SMALL ESTATE

LEGALS

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 representative of the small estate of Eugene A Stevens, who died on September 21, 2023 without a will.

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

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.

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

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED **MARY GATLIN**

Notice is given that Rodjae Gatlin, whose address is 7200 Jordan Lane, Clinton, MD 20735, was on December 5, 2025 appointed Personal Representative of the estate of MARY GATLIN, who died on January 17, 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 5th day of

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 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.

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

<u>151518</u> (12-18,12-25,1-1)

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

TO ALL PERSONS INTERESTED PAUL E TAYLOR

Notice is given that Trena Taylor, whose address is 440 L 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 appointed co-personal representatives of the small estate of Paul E Taylor who died on March 28, 2025 with a

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 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

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-personal representatives 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.

EBBONIE TAYLOR STEVENS Co-Personal Representatives

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

Estate No. 137247 (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 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 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, Marvland 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 <u>Prince George's</u> <u>County Newspaper</u>, you will have

151492

agreed to the permanent loss of your parental rights to this child. (12-18,12-25,1-1)

151507

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 appointed Personal Representative of the estate of JEROME R GOLDRING who died on April 18, 2023 with a

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 9th day of Any person having a claim against the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register

following dates: (1) Six months from the date of the

of Wills with a copy to the undersigned on or before the earlier 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 Valentine, whose address is 9501 Caltor Ln, Fort Washington, MD 20744-3720, was on December 8, 2025 appointed personal representative of the small estate of Sherril Thomas, who died on July 15, 2025 without a

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.

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.

> MONICA VALENTINE Personal Representative

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

Estate No. 138915 <u>151501</u> (12-18)

LEGALS

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND BEFORE THE REGISTER OF WILLS IN THE ESTATE OF:

PUBLIC NOTICE **TO CAVEAT**

STACY SHAWN MCDONALD

ESTATE NO: 135803

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,

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 UPPER MARLBORO, MD 20773

(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 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 ob-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

All persons having claims against the decedent must serve their claims on the undersigned personal representative or file them with the Reg-ister 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 other delivery of the notice. 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 UPPER MARLBORO, MD 20773-1729

Estate No. 139592 (12-18) <u>151498</u>

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 Prendergast, whose address is 143 Carver St Unit 16, Brevard, NC 28712-5159, was on December 9, 2025 appointed personal representative of the small estate of Ronald A Yerman who died on August 2, 2024 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment shall file their ob-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 repre-sentative 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.

KRISTINE PRENDERGAST

UPPER MARLBORO, MD 20773-1729 Estate No. 136556

151499

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

TO ALL PERSONS INTERESTED 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 representative of the small estate of James R Young, who died on August 12, 2025 without a will.

Further information can be obtained by reviewing the estat 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 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 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.

INDIA N YOUNG Personal Representative

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

Estate No. 139467

<u>151502</u>

(12-18)

SALIM BEDWEI

UPPER MARLBORO, MD 20773-1729

(12-18)

Estate No. 139362

Your Newspaper

of Legal Record

Personal Representative CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729

(12-18)

LEGALS SMALL ESTATE

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

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

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-Maidoub. who died on October 1, 2025 with-

Further information can be obthe 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 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.

Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729

<u>151503</u>

301-627-0900

LM File No.: 4596-00001

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

ORDER OF PUBLICATION

Aroun 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

Defendants.

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

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having 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 Prince George's County, Maryland

True Copy—Test: Mahasin El Amin, Clerk

<u>151475</u>

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

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

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF BERTHA B MCNEIL

Notice is given that Senica Hampton, whose address is 15508 Glastonbury 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

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

SENICA HAMPTON Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County UPPER MARLBORO, MD 20773-1729

Estate No. 137790 151493 (12-18) ORDER OF PUBLICATION

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

CHRISTINA CARROLL; LAKE VILLAGE MANOR HOME-OWNERS ASSOCIATION, INC. PRINCE GEORGE'S COUNTY, MARYLAND

AND

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

2283 PRINCE OF WALES CT BOWIE MD 20716

AND

Unknown Owner of the property 2283 PRINCE OF WALES CT described as follows: Property Tax ID 07-0751529 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-25-006671

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

2400 SQ FT LOT 155 BLK 54 SUB LAKE VILLAGE MANOR Assmt 243,167 Lib and Fl 34350/0453 and assessed to CHRISTINA CARROLL and , also known as 2283 PRINCE OF WALES CT, BOWIE MD 20716, Tax Account No. 07-0751529

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

It is thereupon this 1st day of December, 2025, by the Circuit Court for Prince George's County:

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 vest-ing 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

151369 (12-11,12-18,12-25)

> Karen M. Authement 540 Ritchie Hwy Suite 201 Severna Park, MD 21146

410-777-8646 NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF DAVID N DORVITT

Notice is given that Toni P Dorvitt, whose address is 8479 Greenbelt Rd Apt 102, Greenbelt, MD 20770-2539, was on December 4, 2025 appointed

Personal Representative of the estate of DAVID N DORVITT, who died on August 22, 2024 without a

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 dece-dent 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 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.

TONI P DORVITT Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

Estate No. 136639

151520 (12-18,12-25,1-1)

ORDER OF PUBLICATION

LEGALS

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

MICHAEL A CHELST; KATHY CHELST PRINCE GEORGE'S COUNTY, MARYLAND

AND

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

6112 OUEBEC PL COLLEGE PARK MD 20740

AND

Unknown Owner of the property 6112 QUEBEC PL described as follows: Property Tax ID 21-2357903 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the prop-

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-25-006673

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

6500 SQ FT & IMPS LOT 22 BLK 36 SUB CHARLTON HEIGHTS Assmt 354,900 Lib and Fl 49262/0194 and assessed to MICHAEL A CHELST and KATHY CHELST, also known as 6112 QUEBEC PL, COLLEGE PARK MD 20740, Tax Account No.

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 vest-ing 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 Él Amin, Clerk

(12-11,12-18,12-25) 151370 Martin G. Oliverio

14300 Gallant Fox Lane, Suite 103 Bowie, MD 20715 301-383-1856

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MANUEL ANTONIO CANO

Notice is given that Juan A Cuellar Alvarez, whose address is 5709 30th Ave, Hyattsville, MD 20782, was on December 8, 2025 appointed Per-sonal Representative of the estate of MANUEL ANTONIO CANO, who died on October 14, 2025 without a

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 dece-dent 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 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

JUAN A CUELLAR ALVAREZ Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

> Estate No. 139611 (12-18,12-25,1-1)

151521

ORDER OF PUBLICATION

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

CITYHGTS, LLC; CFNA RECEIVABLES (TX), LLC PETE BYNUM, TRUSTEE TIMOTHY BUTT, TRUSTEE

PRINCE GEORGE'S COUNTY,

MARYLAND

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

8214 SHERIFF RD HYATTSVILLE MD 20785

AND

Unknown Owner of the property 8214 SHERIFF RD described as follows: Property Tax ID 13-1503085 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs. devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-25-006678

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

4830 SQ FT LOT 75 BLK YOU SUB L 5481 F 552 PALMER PARK Assmt 223,100 Lib and FI 44832/0524 and assessed to CITYHGTS, LLC, also known as 8214 SHERIFF RD, HY-ATTSVILLE MD 20785, Tax Account No. 13-1503085.

The Complaint states, among other things, that the amounts nec-essary 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 20th two Characters of the 2025. fore the 26th day of December, 2025, warning all persons interested in the property to appear in this Court by the 3rd day of February, 2026 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk (12-11,12-18,12-25) 151372

Dalia Alezra 635 North Bestgate Road, Suite 100 Annapolis, MD 21401 410-265-9246

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ANNA OSWALD

Notice is given that Claudia E. O. Marlow, whose address is 3021 Ellesmere Drive, Midlothian, VA 23113, was on December 4, 2025 appointed Personal Representative of the estate of ANNA OSWALD who

died on October 31, 2025 with a will. Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the 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.

CLAUDIA E. O. MARLOW Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

151509 (12-18,12-25,1-1)

Estate No. 139590

LEGALS

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

ORDER OF PUBLICATION

JENNIFER CROSS; AMIE CROSS TRIUS LENDING PARTNERS SHAWN J. SEFRET, TRUSTEE PRINCE GEORGE'S COUNTY,

AND

MARYLAND

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

5634 FARGO AVE OXON HILL MD 20745

Unknown Owner of the property 5634 FARGO AVE described as follows: Property Tax ID 12-1307388 on the Tax Roll of Prince George's County, the unknown owner's heirs. devisees, and personal representatives and their or any of their heirs. devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-25-006679

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

6805 SQ FT LOT 29 BLK YOU SUB BIRCHWOOD CITY Assmt 296,000 Lib and Fl 49694/0192 and assessed to JENNIFER CROSS and AMIE CROSS, also known as 5634 FARGO AVE, OXON HILL MD 20745, Tax Account No. 12-1307388.

The 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 2007. fore the 26th day of December, 2025, warning all persons interested in the property to appear in this Court by the 3rd day of February, 2026 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 151373 (12-11,12-18,12-25)

Teresa M Cooney 2500 Wallington Way Suite 102 Marriottsville, MD 21104 410-442-1088

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **RUTH SUSCO MATTHEWS**

Notice 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 ob-

tained by reviewing the estate file in the office of the Register of Wills or by contacting the personal represen-tative or the attorney. All interested persons or unpaid claimants having any objection to the appointment of the personal

representative shall file their 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 MORRIS Personal Representative

CERETA A. LEE

151510

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

Estate No. 139574 (12-18,12-25,1-1)

ORDER OF PUBLICATION

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

STEPHEN A SCHWARTZ; PRINCE GEORGE'S COUNTY,

AND

MARYLAND

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

5509 LINWOOD CT

AND

Unknown Owner of the property 5509 LINWOOD CT described as follows: Property Tax ID 20-2248920 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the prop-

Defendants

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

CASE NO.: C-16-CV-25-006686 The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property described below in the State of Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the

Plaintiff in this proceeding: 9994 SQ FT LOT 7 BLK K SUB SEABROOK ESTATES Assmt 393,800 Lib and Fl 37130/0547 and assessed to STEPHEN A SCHWARTZ and EDRIS LONDON, also known as 5509 LINWOOD CT, , Tax Account No. 20-2248920.

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

It is thereupon this 1st day of De-

cember, 2025, by the Circuit Court for Prince George's County: ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 26th day of December, 2025, warning all persons interested in the property to appear in this Court by the 3rd day of February, 2026 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and

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

Irue Cor Test Mahasin Él Amin, Clerk 151374

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

LEGALS

Martin G Oliverio 14300 Gallant Fox Lane, Suite 103 Bowie, MD 20715

301-383-1856 SMALL ESTATE NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF DOROTHY A. STEWART

Notice is given that JoAnn Coriell, whose address is 17470 Mill Branch Place, Bowie, MD 20716, was on Derember 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 ob-

tained 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 CORIELL Personal Representative

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

> Estate No. 139612 (12-18)

151495

ORDER OF PUBLICATION

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

BETTY HARRELL; PRINCE GEORGE'S COUNTY, MARYLAND

AND

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

4127 23RD PL TEMPLE HILLS, MD 20748

Unknown Owner of the property 4127 23RD PL described as follows: Property Tax ID 06-0572693 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the prop-

Defendants

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

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

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

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

It is thereupon this 1st day of December, 2025, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince eorge'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 vest-ing 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 (12-11,12-18,12-25)

ORDER OF PUBLICATION

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

HECTOR MIMIAGA; PRINCE GEORGE'S COUNTY, MARYLAND

AND

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

5200 WEST MAPLE SHADE LN UPPER MARLBORO, MD 20772

Unknown Owner of the property 5200 WEST MAPLE SHADE LN described as follows: Property Tax ID 15-1785906 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

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

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

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

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

It is thereupon this 1st day of December, 2025, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a eneral 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 vest-ing in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk

151376 (12-11,12-18,12-25)

LEGALS

ORDER OF PUBLICATION **ORDER OF PUBLICATION**

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

ANH THUY NGUYEN; PRINCE GEORGE'S COUNTY, MARYLAND

AND

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

10010 TRAVERSE WAY FORT WASHINGTON, MD 20744

Unknown Owner of the property 10010 TRAVERSE WAY described as follows: Property Tax ID 12-1247451 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the prop-

Defendants

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

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

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

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

It is thereupon this 1st day of December, 2025, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for general 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 vest-ing 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 (12-11,12-18,12-25)

DELORES A YOUNG REVOCA-

BLE LIVING TRUST D 8/25/05; PRINCE GEORGE'S COUNTY, MARYLAND

OPPIDAN INVESTMENTS, LLC

C/O KENNY LAW GROUP, LLC

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

616 MOUNT LUBENTIA CT UPPER MARLBORO, MD 20774

AND

Unknown Owner of the property 616 MOUNT LUBENTIA CT described as follows: Property Tax ID 13-1405802 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

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

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

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

The Complaint states, among other things, that the amounts nec essary 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 general three (3) successive weeks on or before the 26th day of December, 2025, warning all persons interested in the property to appear in this Court by the 3rd day of February, 2026 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

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

LEGALS

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

ORDER OF PUBLICATION

UNIT 1 PROPERTY & INVEST-MENTS, LLC: PRINCE GEORGE'S COUNTY, MARYLAND

AND

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

12524 MONTEREY CIR FORT WASHINGTON, MD 20744

AND

Unknown Owner of the property 12524 MONTEREY CIR described as follows: Property Tax ID 05-0373464 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

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

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

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

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 be-fore 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 re-demption in the property, and vest-ing in the Plaintiff a title, free and ar of all encumbrances

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

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

ORDER OF PUBLICATION

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

WEBSTER RAO, LLC; HYMAN FAMILY REVOCABLE TRUST JUNG KIM, ESO., TRUSTEE

FRANCES WILBURN, ESQ., TRUSTEE PRINCE GEORGE'S COUNTY, MARYLAND

AND

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

3408 CHEVERLY AVE HYATTSVILLE, MD 20785

AND

Unknown Owner of the property 3408 CHEVERLY AVE described as follows: Property Tax ID 02-0137562 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

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

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

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

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

It is thereupon this 1st day of December, 2025, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for general 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 reing in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk

151380 (12-11,12-18,12-25)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF THOMAS O FOERTER

Notice is given that Kristel Rabideau, whose address is 214 Queen Anne Rd, Glen Burnie, MD 21060-7545, was on December 5, 2025 appointed Personal Representative of the estate of THOMAS O FOERTER, who died on October 5, 2025 with-

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

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

to the probate of the will of the dece-dent 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 representative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

All persons having any objection

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

KRISTEL RABIDEAU Personal Representative

the Register of Wills

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

Estate No. 139324 151531

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF TAMMARA LAVERNE STANLEY

Notice is given that Cynthia Stanley-Massey, whose address is 5600 54th Ave Apt 106, Riverdale, MD 207370-2220, was on December 4, 2025 appointed Personal Representative of the estate of TAMMARA LAVERNE STANLEY, who died on September 12, 2025 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or 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 dece-dent 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: following dates:

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

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

CYNTHIA STANLEY-MASSEY Personal Representative

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

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

151532

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED

IN THE ESTATE OF JANE LEIGH GARDINER Notice is given that Leslie F Newman, whose address is 29050 Greenhead Dr, Mechanicsville, MD 20659, was on December 4, 2025 appointed Personal Representative of the estate of JANE LEIGH GARDINER,

who died on May 1, 2025 without a 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 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

LESLIE F NEWMAN Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729

> Estate No. 139248 (12-18,12-25,1-1)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

IN THE ESTATE OF CHRISTINA J DAVIS Notice is given that Alexandria Yearwood, whose address is 2961 Lenora Church Rd, Snellville, GA 30078-3605, was on November 24, 2025 appointed Personal Representative of the estate of CHRISTINA J

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objec-

dent shall file their objections with the Register of Wills on or before the 24th day of May, 2026. Any person having a claim against

following dates: (1) Six months from the date of the

(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.

ALEXANDRIA YEARWOOD Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

Estate No. 138910 151413 (12-11,12-18,12-25)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

LEGALS

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF

ROBERT GLENN BRASWELL Notice is given that Robert M Braswell, whose address is 10005 Crain Hwy, Upper Marlboro, MD 20772-4804, was on November 21, 2025 appointed Personal Representative of the estate of Robert Glenn Braswell who died on November 6,

2025 with a will. Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

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

All interested persons or unpaid

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

ROBERT M BRASWELL Personal Representative

REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF

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

tained 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 objec-tion with the Register of Wills on or before the 19th day of May, 2026.

Further information can be ob-

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

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

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

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

CLARENCE TALLEY JR. Personal Representative

Prince George's County P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

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

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

Estate No. 139290 151533

the Register of Wills

UPPER MARLBORO, MD 20773-1729

TO ALL PERSONS INTERESTED

DAVIS, who died on April 7, 2024 without a will.

tion with the Register of Wills on or before the 24th day of May, 2026. All persons having any objection to the probate of the will of the dece-

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

decedent's death; or

Claim forms may be obtained from the Register of Wills. the Register of Wills.

CERETA A. LEE

151310

CERETA A. LEE REGISTER OF WILLS FOR

Estate No. 139349 151311

CAPITAL COVE AT NATIONAL

PROPERTY OWNER'S ASSOCIA-

In the Circuit Court for

Prince George's County, Maryland

Civil Case No. C-16-CV-25-005744

NOTICE is hereby given this 4th day of December, 2025, by the Cir-

cuit Court for Prince George's

County, that the sale of the property

mentioned in these proceedings

made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED

AND CONFIRMED unless cause to

the contrary thereof be shown on or

before the 5th day of January, 2026

provided, a copy of this order be in-

serted in a newspaper printed in

said County, once in each of three

successive weeks before the 5th day

The Report of Sale states the

amount of the foreclosure sale to be

\$ 1,827.67. The property sold herein is One 137,000/ 2,855,944,500

fractional fee simple undivided Standard Vacation Ownership Inter-

est in the 216 Standard VOI Units

numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506,

508-527, 601-606, 608-621, 623-627

701-706, 708-721, 723-727, 801-806

808-821, 823-827, 901-921, 923-927

1003, 1004, 1006, 1008, 1010, 1012,

1014, 1016, 1018-1020, 1104, 1106

1108, 1110, 1112, 1114, 1116, 1118,

1120 that are situate within the one

Timeshare Unit (as defined in Sec-

tion 1.46 of the Master Condo-

minium Declaration) located in

Building Q, Parcel No. Seventeen of

National Harbor Community, 250

Mariner Passage, National Harbor,

MD 20745 as tenants in common

with the other undivided interest

owners of the aforesaid Standard

VOI Units in Capital Cove at Na-

tional Harbor, a Condominium (the

"Timeshare Project") as described in

Declaration of Condominium for

Capital Cove at National Harbor, a

Condominium" dated September

11, 2009 and recorded September 25

2009 among the Land Records of

Prince George's County, Maryland

("Land Records") in Liber 31006,

folio 457 et seq., (the "Declaration")

with one or more plats attached (the

'Plats"), (the Declaration and the

Plats, collectively, the "Timeshare

MAHASIN EL AMIN

Clerk of the Circuit Court for

Prince George's County, MD

Declaration").

True Copy—Test:

Mahasin El Amin, Clerk

of January, 2026.

Kenneth C Dickens and

Torie R Dickens

TION, INC.

LEGALS

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL **HARBOR** PROPERTY OWNER'S ASSOCIA-

TION, INC Plaintiff

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 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 by Daniel Zickefoose, Trustee, 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 order be inserted in a newspaper printed in said 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 to be \$ 5,017.91. The property sold herein 400,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building O, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the

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

Plats, collectively, the "Timeshare

True Copy—Test: Mahasin Él Amin, Clerk (12-18,12-25,1-1) <u>151424</u>

COLUMBIA LIENS LLC

SVD HOLLY SPRINGS LLC

Prince George's County, Maryland

ALL OTHER PERSONS THAT

HAVE OR CLAIM TO HAVE ANY

INTEREST IN THE PROPERTY

5907 NORTH HOLLY SPRINGS

DR, CAPITOL HEIGHTS, MD

ANY UNKNOWN OWNER OF

THE PROPERTY 5907 NORTH HOLLY SPRINGS DR, CAPITOL HEIGHTS, MD 20743, Parcel No.

18-5769930, the unknown owner's

heirs, devisees, and personal repre-

sentatives and their or any of their

heirs, devisees, executors, adminis-

trators, grantees, assigns or successors in right, title and interest.

In the Circuit Court for

Prince George's County, Maryland Case No. C-16-CV-25-006831

The object of this proceeding is to

secure the foreclosure of all rights of

redemption in the following prop-

erty Parcel Identification Number

18-5769930 in Prince George's County, sold by the Collector of

Taxes for Prince George's County and the State of Maryland to the

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

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 newspa-

per having a general circulation in Prince George's County once a week for 3 successive weeks, warn-

ing 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 18-5769930

and answer the complaint or there-

after a final judgment will be en-

tered 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

plaintiff in this proceeding:

LAND UNIT 11 1.9120 Acres

been paid.

Defendants.

20743, Parcel No. 18-5769930,

vs.

And

Unknown Owners

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL PROPERTY OWNER'S ASSOCIA-TION, INC.

Plaintiff

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 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 by Daniel C Zickefoose, Trustee, 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 order be inserted in a newspaper printed in said 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 to be \$ 3,452.96. The property sold herein is One 246,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the 'Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare

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

True Copy—Test: Mahasin El Amin, Clerk 151425 (12-18,12-25,1-1)

LEGALS

NOTICE OF REPORT OF SALE **OF SALE**

CAPITAL COVE AT NATIONAL **HARBOR** PROPERTY OWNER'S ASSOCIA-TION, INC.

TION, INC. Plaintiff

Denise Fogh

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

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 by Daniel C Zickefoose, Trustee, 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 order be inserted in a newspaper printed in said 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 to be \$ 1,359.00. The property sold herein is One 105,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the 'Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare

Declaration") MAHASIN EL AMIN Clerk of the Circuit Court for

Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk

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

LEGALS

NOTICE OF REPORT

CAPITAL COVE AT NATIONAL PROPERTY OWNER'S ASSOCIA-

Plaintiff

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

Defendant(s)

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 by Daniel C. Zickefoose, Trustee, 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 order be inserted in a newspaper printed in said 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 to be \$ 9,298.23. The property sold herein 700,000/ 2,855,944,500 is One fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25. 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk (12-18,12-25,1-1) 151427

LEGALS

Plaintiff

Defendant(s)

NOTICE OF REPORT ORDER OF PUBLICATION OF SALE

COLUMBIA LIENS LLC

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 ISLAND AVE, RIVERDALE, MD 20737, Parcel No. 19-2134963,

ANY UNKNOWN OWNER OF THE PROPERTY 6108 RHODE IS-LAND 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

<u>151438</u> (12-18,12-25,1-1)

LEGALS

ORDER OF PUBLICATION

ORDER OF PUBLICATION COLUMBIA LIENS LLC

> ANDY CHICAS A/K/A ANDY J CHICAS ALAYA Prince George's County, Maryland

Plaintiff,

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,

ANY UNKNOWN OWNER OF THE PROPERTY 9612 MARLBORO PIKE UNIT 9612, UPPER MARL-BORO, 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

UNIT 9612 2,375.0000 Sq Ft & Imps Melwood Townhouse

plaintiff in this proceeding:

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

151440

ORDER OF PUBLICATION

COLUMBIA LIENS LLC

Plaintiff,

JAMES YONKOS Prince George's County, Maryland 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,

151426

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

ORDER OF PUBLICATION

COLUMBIA LIENS LLC

Plaintiff,

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 IS-LAND 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

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

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.

True Copy—Test: Mahasin El Amin, Clerk

151443

COLUMBIA LIENS LLC

LEGALS

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

SVD HOLLY SPRINGS LLC Prince George's County, Maryland Unknown Owners

ORDER OF PUBLICATION

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,

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

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

ORDER OF PUBLICATION

COLUMBIA LIENS LLC Plaintiff,

SVD HOLLY SPRINGS LLC Prince George's County, Maryland 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.

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

Defendants.

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)

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

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

151441

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

Ft & Imps Cedar Croft Lot 6

It is thereupon this 8th day of December, 2025, by the Circuit Court

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

151442 (12-18,12-25,1-1)

ORDER OF PUBLICATION

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

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,

CARLTON M. GREEN

All unknown owners of the property (7015 FORDHAM CT COL-LEGE 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 Fi-

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, 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 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 (12-4,12-11,12-18) 151328

ORDER OF PUBLICATION

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

Custom 25, LLC

County

Plaintiff.

JEMAL'S WATKINS LAND LLC

Prince George's County

Office of Finance of Prince George's

State of Maryland

Office of the Attorney General

SHANNON WATKINS JEMAL'S COLLEGE PARK HORSE-

SHOE, LLC

JEMAL'S WATKINS ADJACENT,

CARLTON M. GREEN

terest in the property.

All unknown owners of the property (7017 FORDHAM CT COL-LEGE 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 in-

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, 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 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 (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,

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

151331

True Copy—Test: Mahasin El Amin, Clerk

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

ORDER OF PUBLICATION

LEGALS

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

WORDS OF LIFE FELLOWSHIP CHURCH, INC

Prince George's County

Office of Finance of Prince George's

State of Maryland Office of the Attorney General

All unknown owners of the property (6501 SHERIFF RD LAN-DOVER 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 (12-4,12-11,12-18) 151332

ORDER OF PUBLICATION

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

Plaintiff.

US BANK NATIONAL ASSOCIA-TION, AS CO-TRUSTEE FOR MORTGAGE EQUITY CONVER-SION ASSEST TRUST 2011-1 (AKA MORTGAGE EQUITY CONVER-SION ASSESST TRUST 2011-1, MORTGAGE-BACKED RITES 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 MAN-AGER 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 property 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 Conver-

sion. on the Tax Roll of the Director

of Finance sold by the Finance Offi-

cer of Prince George's County, State

of Maryland to Zero Dot, LLC, the 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

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

Director of Finance.

It is thereupon this 25th day of November, 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 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 Él Amin, Clerk (12-4,12-11,12-18)

NOTICE OF SERVICE OF PROCESS BY **PUBLICATION**

SAMUEL PRINCE YALLEY, Plaintiff

DOREEN MATILDA OBENG,

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

Defendant

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

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

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 objec-tion 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 dece-dent shall file their objections with the Register of Wills on or before the 20th day of May, 2026.

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

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

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

LORI K DAPONTE Personal Representative

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

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

LEGALS

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 dece-dent 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 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 per-sonal representative of the small es-tate 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 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 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

(12-18)

Estate No. 139226

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 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 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

151314

Estate No. 139209 (12-4,12-11,12-18)

LEGALS

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

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

TO ALL PERSONS INTERESTED

who died on July 4, 2025 without a Further information can be obtained 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 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 Upper Marlboro, MD 20773-1729

Estate No. 138632 151505 (12-18)

THE PRINCE **GEORGE'S POST** Call 301-627-0900

Fax 301-627-6260

SUBSCRIBE

TODAY!

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.

Prince George's County, Maryland Case No. C-16-CV-25-006849

secure the foreclosure of all rights of redemption in the following property Parcel Identification Number Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

LT47EX205SF LOT48 EX200SF LOT49EX 215SF LOT50EX 25 0 SF 7,530.0000 Sq Ft Tolson Heights Blk

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

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.

True Copy—Test: Mahasin El Amin, Clerk

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

LEGALS

COLUMBIA LIENS LLC

Plaintiff,

JOSHUA L ROBINSON Prince George's County, Maryland Occupant

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 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.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-25-006851

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

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.

True Copy—Test: Mahasin El Amin, Clerk

151446

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,

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.

copy of this order in some newspa-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

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

True Copy—Test: Mahasin El Amin, Clerk

151447

LEGALS

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.

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

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:

Racquet Club Condo

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

cember, 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

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

COLUMBIA LIENS LLC

<u>151449</u> (12-18,12-25,1-1)

ORDER OF PUBLICATION ORDER OF PUBLICATION

COLUMBIA LIENS LLC

Plaintiff.

MILESTONE BLUE LLC Prince George's County, Maryland Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1836 METZEROTT RD UNIT 1401, HYATTSVILLE, MD 20783, Parcel No. 17-1935972,

And

ANY UNKNOWN OWNER OF THE PROPERTY 1836 METZE-ROTT RD UNIT 1401, HY-ATTSVILLE, MD 20783, Parcel No. 17-1935972, 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-25-006865

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1935972, 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 1401 981.0000 Sq Ft & Imps Presidential Tower

The Complaint states, among other things, that the amounts nec-essary 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 17-1935972, 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

151451 (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

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 Greenbrian Condo P

The Complaint states, among other things, that the amounts nec-essary 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

(12-18,12-25,1-1)151454

LEGALS

ORDER OF PUBLICATION COLUMBIA LIENS LLC

Plaintiff,

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

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)

LEGALS ORDER OF PUBLICATION

COLUMBIA LIENS LLC

Plaintiff, vs.

KATHLEEN HOARD Prince George's County, Maryland

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

Occupant

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

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

ORDER OF PUBLICATION

COLUMBIA LIENS LLC

SLG APTS 1 LLC A/K/A SLG APTS 2 LLC Prince George's County, Maryland Occupant

Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 8400 49TH AVE, COLLEGE PARK, MD 20740, Parcel No. 21-2330280,

ANY UNKNOWN OWNER OF THE PROPERTY 8400 49TH AVE, COLLEGE PARK, MD 20740, Parcel No. 21-2330280, 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

Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-25-006803

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 21-2330280, 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:

LOTS 18.19 & N 10 FT OF LOT 20 11,400.0000 Sq Ft & Imps Addn to Berwyn Blk 13

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 21-2330280, 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

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

LEGALS

ORDER OF PUBLICATION COLUMBIA LIENS LLC

Plaintiff,

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,

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

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

True Copy—Test: Mahasin Él Amin, Clerk

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

151456

In the Circuit Court for

The object of this proceeding is to 18-21113000, in Prince George's County, sold by the Collector of

It is thereupon this 8th day of December, 2025, by the Circuit Court

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

ORDER OF PUBLICATION

Unknown Owners

Defendants.

The object of this proceeding is to

North Fairmont Hei Blk A

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

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

LEGALS

ORDER OF PUBLICATION

SHAWN WOODS

Occupant Unknown Owners ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY

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,

and interest. Defendants.

executors, administrators, grantees,

assigns or successors in right, title

Case No. C-16-CV-25-006862 17-3753530, in Prince George's County, sold by the Collector of Taxes for Prince George's County

368.0000 Sq Ft & Imps The Fairmont

The Complaint states, among other things, that the amounts nec-

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 en-

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

151448 (12-18,12-25,1-1)

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 per having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 10th day of February, 2026, and redeem the property with Parcel

and clear of all encumbrances. MAHASIN EL AMIN

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

COLUMBIA LIENS LLC Plaintiff,

Prince George's County, Maryland

1001 CHILLUM RD UNIT 107, HY-ATTSVILLE, MD 20782, Parcel No. 17-3753530,

In the Circuit Court for Prince George's County, Maryland The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number

and the State of Maryland to the plaintiff in this proceeding:

essary for redemption have not been paid. It is thereupon this 8th day of December, 2025, by the Circuit Court

tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

True Copy—Test: Mahasin El Amin, Clerk

Prince George's County, Maryland Case No. C-16-CV-25-006863

UNIT 908 906.0000 Sq Ft & Imps

It is thereupon this 8th day of De-

and clear of all encumbrances. MAHASIN EL AMIN

True Copy—Test: Mahasin El Amin, Clerk

ORDER OF PUBLICATION

LUNITAS PROPERTIES LLC Prince George's County, Maryland Occupant Unknown Owners

ALL OTHER PERSONS THAT

HAVE OR CLAIM TO HAVE ANY

INTEREST IN THE PROPERTY

Plaintiff,

1836 METZEROTT RD UNIT 2024, HYATTSVILLE, MD 20783, Parcel

No. 17-1939594, ANY UNKNOWN OWNER OF THE PROPERTY 1836 METZE-ROTT RD UNIT 2024, HY-ATTSVILLE, MD 20783, Parcel No. 17-1939594, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, adminis-

trators, 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-25-006864 The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1939594, in Prince George's County, sold by the Collector of Taxes for Prince George's County

and the State of Maryland to the

UNIT 2024 982.0000 Sq Ft & Imps

The Complaint states, among

other things, that the amounts nec-

plaintiff in this proceeding:

Presidential Tower

essary 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 17-1939594, 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.

Prince George's County, Maryland True Copy—Test: Mahasin El Amin, Clerk 151450

MAHASIN EL AMIN

Clerk of the Circuit Court for

(12-18,12-25,1-1) 151453

vesting in the plaintiff a title, free and clear of all encumbrances.

ORDER OF PUBLICATION

Wright Properties, LLC

Petitioner,

Iason 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

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

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

Mahasin Él 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

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 <u>regular mail</u> (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 DEFEN-DANT, **KADIDJA KAMARA**, IS HEREBY WARNED THAT FAIL-URE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 23rd day of January, 2026, MAY RESULT IN THE CASE PRO-CEEDING AGAINST HIM/HER BY DEFAULT.

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

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

True Copy—Test: Mahasin El Amin, Clerk

151320

True Cop -Test:

ORDER OF PUBLICATION

Wright Properties, LLC

Petitioner,

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

And

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

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

And

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

The unknown owner's heirs, devisees, and Personal Representatives and their or any of their heirs. devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County Case No.: C-16-CV-25-006622

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

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

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

It is thereupon this 25th day of November, 2025, by the Circuit Court for Prince George's County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 27th day of January 2026, and redeem the property with Parcel Identification Number 13-1448497 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances

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

True Copy—Test: Mahasin El Amin, Clerk 151336

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

LEGALS

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JACQUELINE GRAY JACKSON

Notice is given that Lauren Hodg-son, whose address is 808 Lew Dr, Pineville, NC 28134, was on November 21, 2025 appointed Personal Representative of the estate of Jacqueline Gray Jackson who died on February 23, 2025 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 21st day of May, 2026.

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

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

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

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

LAUREN HODGSON Personal Representative

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

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

151308

LEGALS

ORDER OF PUBLICATION

Wright Properties, LLC

Petitioner,

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

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

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

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

True Cop -Test: Mahasin El Amin, Clerk

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

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

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARY K SHOUP

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

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 6th day of May, 2026.

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

Any person having a claim against the decedent must present the claim to the undersigned personal 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

GARY ALTMAN Personal Representative

151309

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 Upper Marlboro, MD 20773-1729

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

ORDER OF PUBLICATION

Wright Properties, LLC

Petitioner,

Broad Creek Hollow Association Prince George's County, Maryland

And

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

And

00000 Pennino Ct. Accokeek, MD 20607, Parcel No. 05-3632957 And

ALL OTHER PERSONS THAT

HAVE OR CLAIM TO HAVE ANY

INTEREST IN THE PROPERTY:

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

The unknown owner's heirs, devisees, and Personal Representatives and their or any of their heirs. devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County Case No.: C-16-CV-25-006598

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

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

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

It is thereupon this 25th day of November, 2025, by the Circuit Court for Prince George's County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 27th day of January 2026, and redeem the property with Parcel Identification Number 05-3632957 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all

MAHASIN EL AMIN Clerk of the Circuit Court for

Prince George's County, Maryland True Cor –Test: Mahasin Él Amin, Clerk 151338

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

Brian Gormley Esq 10605 Concord Street Suite 420 Kensington, MD 20895

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

240-530-8018

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF LINDA LOUISE JOHNSON

Notice is given that Lucretia Johnson, whose address is 5907 Apple garth Pl, Capitol Heights, MD 20743-4235, was on November 20, 2025 appointed Personal Represen tative of the estate of LINDA LOUISE JOHNSON, who died on

January 31, 2023 without a will. Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal represen-

tative 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 date: the following dates:

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

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

LUCRETIA JOHNSON Personal Representative

151315

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

> Estate No. 137525 (12-4,12-11,12-18)151410

LEGALS

Wright Properties, LLC

Petitioner,

ORDER OF PUBLICATION

Jason Mackey. Prince George's County, Maryland

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

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

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

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

True Copy –Test: Mahasin Él Amin, Clerk (12-4,12-11,12-18) <u>151339</u>

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 All interested persons of unpaid claimants having any objection to the appointment of the personal representative shall file their objec-tion with the Register of Wills on or before the 26th day of May, 2026. All persons having any objection

to the probate of the will of the dece-dent shall file their objections with 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 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.

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

(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

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 Jan-

uary, 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

LEGALS

ORDER OF PUBLICATION Custom 25, LLC c/o Eskin Law, LLC

1700 Reisterstown Road, Suite 212 Pikesville, MD 21208 Plaintiff.

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

CHERYL ADEYERI

Prince George's County

151423

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 in-

Defendants In the Circuit Court for Prince George's County

Case No.: C-16-CV-25-006533

terest in the property.

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: Estate No. 139212 Mahasin Él Amin, Clerk 151330 (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,

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

All unknown owners of the property (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 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-25-006488

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 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 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: 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 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 conreeks. warnin 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 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,

44 S WASHINGTON, LLC Prince George's County

Office of Finance of Prince George's

State of Maryland Office of the Attorney General

M&T BANK

County

BARBARA SIMMONS

ANDY SURINE

All unknown owners of the property (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 EO 10736 SQ FT 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 prop-

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 redemption from tax sale on the property known as 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 SO FT 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: 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 November, 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 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 (12-4,12-11,12-18) <u>151324</u>

LEGALS

ORDER OF PUBLICATION

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

Plaintiff,

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 property (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 Potomac Vist Lot 4 Blk E Assmt \$353,100 Lib 47568 Fl 270 and assessed 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 interest 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 redemption from tax sale on the property known as 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 Potomac Vist Lot 4 Blk E Assmt \$353,100 Lib 47568 Fl 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 Certificate 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 Potomac Vist Lot 4 Blk E Assmt \$353.100 Lib 47568 Fl 270 and assessed 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 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 151325 (12-4,12-11,12-18)

LEGALS

ORDER OF PUBLICATION

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

Plaintiff,

Prince George's County

ANTHONY T. HARDNETT

Custom 25, LLC

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 property (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 Fl 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 interest 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 redemption from tax sale on the property 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 Fl 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 Certificate of Tax Sale is as follows: 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 Fl 207 and assessed to Hardnett Anthony T Etal. on the Tax Roll of the Director of Finance.

The complaint states, among other things, that the amount necessary lemption 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 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 <u>151326</u> (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

JEMAL'S RIVERDALE PARK II

Prince George's County

Office of Finance of Prince George's

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 property (4609 QUEENSBURY RD RIVERDALE 20737-0000 being

known as District - 19 Account Iden-

tifier - 2135028 with a legal description of 6,060.0000 Sq.Ft. & Imps. Riverdale Park Lot 5 Blk 40 Assmt \$404,300 Lib 49490 Fl 096 and assessed to Jemals Riverdale Park II 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 claim-

Defendants

In the Circuit Court for Prince George's County Case No.: C-16-CV-25-006606

ing to have any interest in the prop-

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 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 Fl 096 and assessed to Jemals Riverdale Park II 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: 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 Fl 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 November, 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 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 Él 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,

JEMAL'S RIVERDALE PARK II

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 property (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 Fl 467 and assessed to Jemal S Riverdale Park II L L C. on the Tax Roll of the Director of Finance), the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest and any and all persons having or claiming to have any interest in the prop-

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 redemption from tax sale on the property 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 Fl 467 and assessed to Jemal S Riverdale

LEGALS

Park II L L C. on the Tax Roll of the Director of Finance sold by the 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: 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 Fl

467 and assessed to Jemal S Riverdale Park II L L C. on the Tax

The complaint states, among other

things, that the amount necessary for

It is thereupon this 25th day of November, 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 consec-

utive 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,

MAHASIN EL AMIN

Clerk of the Circuit Court for

Prince George's County, Maryland

LEGALS

ORDER OF PUBLICATION

1700 Reisterstown Road, Suite 212

Office of Finance of Prince George's

THE TESTATE AND INTESTATE

CIEPLAK, BELIEVED TO BE DE-

CEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR

UNDER THE INDIVIDUAL BE-

All unknown owners of the prop-

erty (8000 BELLEFONTE LN CLIN-

TON 20735-0000 being known as

District - 09 Account Identifier -

0885426 with a legal description of

OF LOT 41 NCONF USE-HOUSE

on the Tax Roll of the Director of Fi-

nance), the unknown owner's heirs,

devisees, and personal representa-

tives and their or any of their heirs,

devisees, executors, administrators,

grantees, assigns or successors in

right, title and interest and any and

all persons having or claiming to

In the Circuit Court for

Prince George's County

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

The object of this proceeding is to

secure foreclosure of all rights of re-

demption from tax sale on the prop-

erty known as 8000 BELLEFONTE

LN CLINTON 20735-0000 being

known as District - 09 Account Iden-

tifier - 0885426 with a legal descrip-

tion of OF LOT 41 NCONF

USE-HOUSE on the Tax Roll of the

Director of Finance sold by the Finance Officer of Prince George's

County, State of Maryland to Cus-

A description of the property in

substantially the same form as the

description appearing on the Cer-

tificate of Tax Sale is as follows: 8000

BELLEFONTE LN CLINTON

20735-0000 being known as District

- 09 Account Identifier - 0885426

with a legal description of OF LOT

41 NCONF USE-HOUSE on the Tax

The complaint states, among other

things, that the amount necessary

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,

MAHASIN EL AMIN

Clerk of the Circuit Court for

Prince George's County, Maryland

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

True Copy—Test: Mahasin El Amin, Clerk

151340

free of all liens and encumbrances.

for redemption has not been paid.

Roll of the Director of Finance.

tom 25, LLC, the Plaintiff.

have any interest in the property.

LIEVED TO BE DECEASED

OF

Office of the Attorney General

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

Plaintiff,

MARION

Defendants

True Copy—Test:

Custom 25, LLC

c/o Eskin Law, LLC

Pikesville, MD 21208

MARION CIEPLAK

State of Maryland

SUCCESSORS

County

Prince George's County

151345

Mahasin El Amin, Clerk

free of all liens and encumbrances.

Roll of the Director of Finance.

redemption has not been paid.

1700 Reisterstown Road, Suite 212 Pikesville, MD 21208 Plaintiff,

ORDER OF PUBLICATION

HEROES ALVARADO SICAL

Custom 25, LLC

County

c/o Eskin Law, LLC

Prince George's County Office of Finance of Prince George's

State of Maryland Office of the Attorney General

RAMON DEJESUS MARTINEZ

All unknown owners of the property (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), 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-25-006619

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property 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 Certificate of Tax Sale is as follows: 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.

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 p erty 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,

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

free of all liens and encumbrances.

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 appointed Personal Representative of the estate of HELEN R. MERRITT who died on January 3, 2025 with a

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 pro-bate 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 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

BENJAMIN J. WOOLERY, TRUSTEE Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729

the Register of Wills.

UPPER MARLBORO, MD 20773-1729

Estate No. 136612 151321 (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,

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 FI 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.

In the Circuit Court for Prince George's County Case No.: C-16-CV-25-006604

Defendants

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, 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 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 Pikesyille MD 21208

Pikesville, MD 21208 And Plaintiff,

HAROLD JOYCE

Prince George's County

Office of Finance of Prince George's

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 prop erty (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 propknown 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

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

ORDER OF PUBLICATION

.08 Plaintiff,

JAIRUS M. HARPER

County

Prince George's County
Office of Finance of Prince George's

State of Maryland Office of the Attorney General

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDEN-TURE 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 VandeLinde

ANCE CO.

Daniel Dreyfuss
TRANSNATION TITLE INSUR-

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.

In the Circuit Court for Prince George's County

Defendants

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

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

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

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

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

THE PRINCE GEORGE'S POST Call 301-627-0900 Fax 301-627-6260 SUBSCRIBE

TODAY!

ORDER OF PUBLICATION

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

Plaintiff,

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.

In the Circuit Court for Prince George's County Case No.: C-16-CV-25-006618

Defendants

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

DAVID COUGLE
Prince George's County

Office of Finance of Prince George's

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 Cougle 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

a legal description of 309.0000 Sq.Ft.

LEGALS

& Imps. One National Harbo Assmt \$280,000 Lib 37976 Fl 540 and assessed to Cougle 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 Cougle 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, 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 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

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 HY-ATTSVILLE 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)

ORDER OF PUBLICATION

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

Plaintiff,

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 HĂLF 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, DRDERED, that notice be given b 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

PRINCE

GEORGE'S

POST

Call

301-627-0900

Fax

301-627-6260

SUBSCRIBE

TODAY!

TODAY!

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 (12-4,12-11,12-18) 151318



LEGALS

ORDER OF PUBLICATION

Wright Properties, LLC

Petitioner,

I & I Construction Co Inc., Prince George's County, Maryland

UNKNOWN OCCUPANT (if any) Leasing the property at 0 Ben Dr, Oxon Hill, MD 20745

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

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 or anredemption in the following prop-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 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 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 pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 21st day of

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 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 UPPER MARLBORO, MD 20773-1729

Estate No. 138912 <u>151313</u> (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,

TOMMIE BROADWATER

Prince George's County

Office of Finance of Prince George's

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 CAPITÓL 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 CÁPITOL 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 Fi-

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, 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 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 Él Amin, Clerk (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 JOHN-SON, 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 repre-sentative 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

<u>151316</u> (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,

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.

LEGALS

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 (12-11,12-18,12-25) 151382

LEGALS

ORDER OF PUBLICATION

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

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 I GOODSON

AND BARABARA J GOODSON

REVOCABLE TRUST All unknown owners of the property (5546 KAREN ELAINE DR HŶ-ATTSVILLE 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

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

right, title and interest and any and

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 HY-ATTSVILLE 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, 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 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 (12-11,12-18,12-25) 151383

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 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,

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-All unknown owners of the prop-

erty (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 Fi-

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, 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 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 Él Amin, Clerk 151384 (12-11,12-18,12-25)

ORDER OF PUBLICATION

LEGALS

EPCOT MD LLC Plaintiff

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 LAN-DÓVER 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 Complaint states, among other things, that the amount necessary for redemption has not been

It is thereupon this 8th day of December, 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 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 (12-18,12-25,1-1) 151436

THE **PRINCE**

GEORGE'S

POST

Call

301-627-0900

Fax

301-627-6260

SUBSCRIBE

TODAY!

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 pur-

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

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 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 \$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

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 TISHAS. 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

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 rati-

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

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 ongar's Number # A00

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

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 \$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

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

(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 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 \$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 without interest.

> Richard E. Solomon, et al., Substitute Trustees

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

(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.

151478 (12-18)

LEGALS

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.

The City Council of Hyattsville

(12-18,12-25) 151479

The Prince

George's Post

Your Newspaper

of Legal Record

301-627-0900

(12-18,12-25,1-1) 151471 151472

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,

v.

Patricia E. Wilson 5548 Karen Elaine Div., C. 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 Car-rollton, MD 20784.

MAHASIN EL AMIN

Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk

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

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 Rep-resentative 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

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

(2) Two months after the foreign personal representative mails or de-livers to the creditor a copy of this published notice or other written norice, notifying the creditor that the claim will be barred unless the cred-itor presents the claim within two months from the mailing or other de-livery 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

151319

Estate No. 139414 (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,

Joseph L. Wallace

AND

The Estate of Joseph L. Wallace

AND

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

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 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

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

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 in-terest 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 in-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 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

<u>151476</u> (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

TOWN OF CHEVERLY, MARYLAND NOTICE OF PROPOSED AN-NEXATION OF THE FORMER PRINCE GEORGE'S COUNTY HOSPI-TAL 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 LIMITS 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

The Resolution was initiated on December 18, 2025, by the Town Council pursuant to $\S4$ -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 HEAR-ING 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, con-sisting 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 con-

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 An-nexation 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=cEhsbmU2aEs5MGVia

GInWVh6c1h6UT09

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. 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.

<u>151474</u> (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

<u>YEAR</u>	<u>MAKE</u>	<u>MODEL</u>	<u>VIN</u>
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	YV1TS592851403826
2004	Ford	E150	1FDRE14L04HB42113
2022	Honda	Accord	1HGCV2F3XNA012980
2009	Chevrolet	Suburban	1GNFK26339R220170
2016	Chevrolet	Malibu	1G1ZB5ST1GF227879
2011	Hyundai	Sonata	5NPEC4ACXBH194961
2009	Nissan	Altima	1N4AL21EX9C159384
2012	Land Rover	Range Rover	SALSK2D43CA753511

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 for instructions on how to view the hearings virtually and for any changes.

contact WSSC Water as soon as possible at

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 wss-

cwater.com/budget. Can't make the hearings? Written comments can be submitted to 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.

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:

6301 Addison Rd Seat Pleasant, Maryland 20743-2125

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

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 past from date of sale to extend 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

ORDER OF PUBLICATION

OPPIDAN INVESTMENTS, LLC c/o: Berman Legal Services 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 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: 10-1113125

known as: 1127 Beall Place Address of 1127 Beall Place, Laurel, Maryland 20707

Defendants.

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

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove 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 1st day of December, 2025, by the Circuit Court for Prince George's County, Mary-

ORDERED, that notice be given the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland once a week for three (3) consecutive weeks, on or before the 26th day of December, 2025, warning all persons having or claiming to have any interest in the property described above appear in this Court by the 3rd 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

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

 $1\,Sharpe\,Opportunity\,Intermediate$ Trust Serve: Anjali Mecklai, Chief Operating 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

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: 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 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 1st day of December, 2025, by the Circuit Court for Prince George's County, Mary-

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland once a week for three (3) consecutive weeks, on or before the 26th day of December, 2025, warning all persons having or claiming to have any in-terest in the property described above appear in this Court by the 3rd day of February, 2026, and redeem 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 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 Él Amin, Clerk (12-11,12-18,12-25) 151362

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, Resident Agent 1111 Bonifant Road

Silver Spring, Maryland 20904 Serve Also: Mr. James A. Berluti, Partner 18 Storrow Circle

Westwood, Massachusetts 02090

Laurel Warehouse, Inc.

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: 10-1100478 known as: Phase 3, Building 3, Unit

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 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 neces sary for the redemption for the sub-ject property has not been paid, although more than six (6) months

LEGALS

AND

torney

State of Maryland

described as:

Account No: 15-1735166

Tesla, Inc.

corporated

and a day from the date of sale has

It is thereupon this 1st day of December, 2025, by the Circuit Court for Prince George's County, Mary-

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland once a week for three (3) consecutive weeks, on or before the 26th day of December, 2025, warning all persons having or claiming to have any interest in the property described above appear in this Court by the 3rd day of February, 2026, and redeem 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.

property being rendered by this Court against them.

MAHASIN EL AMIN Clerk of the Circuit Court for

True Copy—Test: Mahasin El Amin, Clerk

ORDER OF PUBLICATION OPPIDAN INVESTMENTS, LLC c/o: Berman Legal Services 201 International Circle, Suite 190

Rosemary J. Snowling

AND

The Estate of Rosemary J. Snowling

Randall Snowling

AND

AND

AND

and their or any of their heirs, de

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

Defendants.

MARYLAND CIVIL DIVISION

Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the sub-

It is thereupon this 1st 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 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 redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in

The Defendants are hereby informed of the latest date to file a

MAHASIN EL AMIN

True Copy—Test: Mahasin Él Amin, Clerk 151366

ORDER OF PUBLICATION

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

Serve: The Corporation Trust In-

Prince George's County, Maryland

c/o: Rhonda L. Weaver, County At-

c/o: Anthony G. Brown, Attorney

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,

known as: 13141 Grand View Ct

Address of 13141 Grand View Court,

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

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

It is thereupon this 1st day of December, 2025, by the Circuit Court

for Prince George's County, Mary-

ORDERED, that notice be given

by the insertion of a copy of this Order in some newspaper having

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

MAHASIN EL AMIN

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

ORDER OF PUBLICATION

201 International Circle, Suns -Hunt Valley, Maryland 21030 Plaintiff,

OPPIDAN INVESTMENTS, LLC

c/o: Berman Legal Services 201 International Circle, Suite 190

The Estate of Tarik Elgharniti

c/o: Superior Settlement Services,

Hunter C. Piel, Esq., Trustee

Scott B. Wheat, Esq., Trustee

Servce: Community Services

Summit Creek Community Associ-

Prince George's County, Maryland

c/o: Rhonda L. Weaver, County At-

Trius Funding I, LLC

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

Court against them.

True Copy—Test: Mahasin El Amin, Clerk

151364

Tarik Elgharniti

AND

AND

AND

AND

AND

AND

AND

ation, Inc.

Group, LLC

Plaintiff in the proceeding.

Defendants

Upper Marlboro, Maryland 20772

Turnleaf Properties, LLC Serve: John Johnson Foresite Investments, LLC Serve: Robert Svehlak Robert Svehlak, Trustee

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

Prince George's County, Maryland

151363 (12-11,12-18,12-25)

LEGALS

AND

The Estate of Randall Snowling

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

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

All unknown owners of the Property described below, their heirs, devisees, Personal Representatives, 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:

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, 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 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

ject property has not been paid, although more than six (6) months and a day from the date of sale has

and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances

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.

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

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

LEGALS

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: 09-0929430 known as: 10006 Palatte Ct; PLAT 6 Address of 10006 Palatte Court, Clinton, Maryland 20735

Defendants.

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

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

CASE NO.: C-16-CV-25-006665

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

It is thereupon this 1st day of December, 2025, by the Circuit Court for Prince George's County, Mary-

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland once a week for three (3) consecutive weeks, on or before the 26th day of December, 2025, warning all persons having or claiming to have any interest in the property described above appear in this Court by the 3rd 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 151365 (12-11,12-18,12-25)

LEGALS ORDER OF PUBLICATION

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

Plaintiff,

Pikesville, MD 21208

THOMAS P. BEALE, JR

Prince George's County Office of Finance of Prince George's

State of Maryland Office of the Attorney General

KAREN A. BEALE all rights of redemption in and as to the property being rendered by this

County

All unknown owners of the prop erty (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 Fl 954 and assessed to Beale Thomas P Jr & Karen A. on the Tax Roll of the Director of Finance), the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest and any and all persons having or claiming to have any interest in the prop-

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 redemption from tax sale on the prop erty known as 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 Fl 954 and assessed to Beale Thomas P Jr & Karen A. 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: 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 Fl 954 and assessed to Beale Thomas P Jr & Karen A. on the Tax Roll of the Director of Finance.

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

It is thereupon this 2nd day of December, 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 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 151385 (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

Beatrice Mgbemere

AND The Estate of Beatrice Mgbemere

Prince George's County, Maryland

torney

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

c/o: Rhonda L. Weaver, County At-

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: 02-0189118 known as: 7403 Taylor St Address of 7403 Taylor Street, Hy-

attsville, Maryland 20784

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

Defendants.

CIVIL DIVISION CASE NO.: C-16-CV-25-006667 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 1st day of December, 2025, by the Circuit Court for Prince George's County, Mary-

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland once a week for three (3) consecutive weeks, on or before the 26th day of December, 2025, warning all persons having or claiming to have any interest in the property described above appear in this Court by the 3rd 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 (12-11,12-18,12-25)

THIS COULD BE

YOUR AD!

Call 301-627-0900

for a quote.

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 objecon 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 repre-sentative 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 UPPER MARLBORO, MD 20773-1729

151407

Estate No. 139429

ORDER OF PUBLICATION

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

Plaintiff,

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

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

JEMAL'S COLLEGE PARK HORSE-SHOE, LLC

JEMAL'S WATKINS ADJACENT,

CARLTON M. GREEN

All unknown owners of the property (7009 FORDHAM CT COL-LEGE 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 in-

Defendants

In the Circuit Court for Prince George's County Case No.: C-16-CV-25-006486

terest in the property.

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 (12-4,12-11,12-18) 151322

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 CHRISTO-PHER 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 repre-sentative or file it with the Register of Wills with a copy to the under-signed on or before the earlier of the following dates:

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

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

DAWN M EVANS Personal Representative

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

UPPER MARLBORO, MD 20773-1729 Estate No. 138650

(12-11,12-18,12-25) <u>151406</u>

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

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 objec-tion with the Register of Wills on or before the 2nd day of June, 2026.

All persons having any objection to the probate of the will of the 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 under-signed on or before the earlier of the following dates:

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

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

KYM D TAYLOR Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

Estate No. 139006

151411 (12-11,12-18,12-25)

LEGALS

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

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 potice. A claim 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 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,

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,

CARLTON M. GREEN

All unknown owners of the property (7007 FORDHAM CT COL-LEGE 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, as-

Defendants

In the Circuit Court for Prince George's County Case No.: C-16-CV-25-006524

signs or successors in right, title and

interest and any and all persons

having or claiming to have any in-

terest in the property.

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

The complaint states, among other things, that the amount necessary

of Finance.

for redemption has not been paid.

It is thereupon this 23rd day of November, 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 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 otherof 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

2004 NISSAN

2017 CHEVROLET

2002 CAMPER

Estate No. 139246 (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

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 Él 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

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

1B7HC13Y3XJ642329

201	3 FREIGHTLINER	CASCADIA 1	125		1FUJGLBXDLFG8988
200	2 GMC	YUKON			1GKEK13Z52R247792
201	3 FORD	F-150	MD	9EN4845	1FTFX1CT1DKE88614
200	0 FORD	F-450			1FDXW46F0YEB10637
200	2 SUBARU				JF1GD29682G529623
200	9 TOYOTA	COROLLA			JTDBL40E099036167
201	4 FORD	FOCUS			1FADP3F20EL121145
200	5 LEXUS	GX470	MD	35175M8	JTJBT20X250092306
200	6 BMW	325I			WBAVB13506KX64826
200	4 SATURN	VUE			5GZCZ53444S843691
201	5 FORD	EXPLORER	MD	2EW6319	1FM5K8AR7FGA22195
197	8 MASON BROS	MARINE BO	ΑT		MTMF7199M78F
200	3 CHEVROLET	SILVERADO			1GCEK19T13E286029
202	5 HORIZON TRAILE	RS TRAILER			3H7GF4023SR011052

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 Dr, 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 MURANO MD 26376CM JN8AZ08W54W342649

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

2010 HONDA ACCORD MD 4GS5024 1HGCP2F38AA014618 2010 BMW TGK6540 WBAKC6C56AC393817 WRANGLERMD 2015 IEEP 8ET1486 1C4BJWDG6FL575808 2015 CHRYSLER 9DA8610 1C3CCCAB6FN649064 2013 NISSAN ALTIMA VA TWE4380 1N4BL3AP4DC913352 WRANGLERMD 2015 JEEP 8ET1486 1C4BJWDG6FL575808 MINI COOPER WMW53DK00N2R19538 2022 TAL1959 VA 2010 BUICK ENCLAVE 5GALVAED0AJ160019 2006 FORD **EXPLORER** 1FMEU72E16UB59313

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

IMPALA MD DELASON 1G1105S39HU184618 1ED1E302222802880 WILDERNESS

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

METROPOLITAN TOWING INC									
2005	CHEVROLET	MALIBU			1G1ZT52825F268382				
	FORD	E250			1FTNE24W28DB6038				
2003	JAGUAR	X-TYPE	MD	JXJ9919	SAJEA51D83XC97620				
2013	CHEVROLET	IMPALA	VA	SZB3174	2G1WD5E35D1256636				

8005 OLD BRANCH AVE

CLINTON, MD 20735 (301) 568-4400 CIVIC MD GWT298 M35X MD 2FL4713 4FH2869 5GT2960 328I MD COROLLA MD

HONDA 2HGEJ6615YH587584 2007 INFINITI JNKAY01F37M458553 WBAVA33558P142162 2008 BMW TOYOTA 2T1BU40E79C125662 2009 2024 JIAJUE JJ150T-16A LLPTGKBF1R1030032 KIA LEXUS 3KPFK4A7XHE094950 2017 FORTE JTHBF1D2XE5011542 2014 IS 250 VA TKX5787 2021 MOTORCYCLE NINJA 400 JKAEXKG1XMDAB4927 3C8FY78G73T651015 JM1DKFC75K0446848 2003 CHRYSLER CRUSER MAZDA TPC3603 2019 VA CX3 SILVERADO VA 1989 CHEVROLET TXB8642 GCDC14H0K1145478 2019 TOYOTA **CAMRY** 4T1B11HKXKU754855 TOYOTA MD 7BY1227 4T3BK3BB2CU073728 **VENZA** VOLKSWAGEN UGF2352 WVWRP7AN0FE826932

PAST & PRESENT TOWING & RECOVERY INC 7810 ACADEMY LANE LAUREL, MD 20707

301-210-6222 MD JH6532 19UUA66255A043231 2005 ACURA TL

(12-18)

The Prince George's Post

Your Newspaper of Legal Record

Call (301) 627-0900 Fax (301) 627-6260

> Subscribe Today!

Proudly Serving Prince George's County Since 1932