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LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SANDRA ANN GEORGE

Notice is given that Jennifer L. Jones, whose address is 2055 Shore Dr, Edgewater, MD 21037-2937, was on December 10, 2025 appointed Personal Representative of the estate of SANDRA ANN GEORGE who died on November 5, 2025 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 10th 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 10th 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

JENNIFER L JONES
Personal Representative

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

151542 Estate No. 139640 (12-25,1-1,1-8)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PATRICIA DICKERSON TOLLIVER

Notice is given that Michel D Jeter whose address is 11760 Carriage House Dr, Silver Spring, MD 20904 was on December 15, 2025 appointed Personal Representative of the estate of PATRICIA DICKERSON TOLIVER who died on October 17, 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 15th 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 15th 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.

MICHEL D JETER
Personal Representative

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

Estate No. 139284
151543 (12-25,1-1,1-8)

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LEGALS

ORDER OF PUBLICATION

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

Plaintiff,
vs.

Sekon Togola

AND

The Estate of Sekon Togola

AND

Ismaila Togola

AND

The Estate of Ismaila Togola

AND

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

AND

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

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

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

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

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

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

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

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

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

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

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

NOTICE

Richard E. Solomon
Richard J. Rogers
Michael McKeefery
Christianna Kersey
Kevin Hildebeidel
Kyle Blackstone
Kathleen Young

1099 Winterson Road, Suite 301
Linthicum Heights, MD 21090
Substitute Trustees,
Plaintiffs
v.

Kristina N Probst
14515 Cambridge Circle
Laurel, MD 20707
Defendant

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

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

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

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

True Copy—Test:
Mahasin El Amin, Clerk
151422 (12-11,12-18,12-25)

NOTICE

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

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

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

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

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

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

True Copy—Test:
Mahasin El Amin, Clerk
151421 (12-11,12-18,12-25)

LEGALS

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 De-
cember 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 ob-
tained by reviewing the estate file
in the office of the Register of Wills or
by contacting the personal represen-
tative or the attorney.

All interested persons or unpaid
claimants having any objection to
the appointment of the personal
representative shall file their objec-
tion with the Register of Wills on or
before the 4th day of June, 2026.

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

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)

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

IN RE ADOPTION/
GUARDIANSHIP OF LEVEAH P.

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

NOTICE OF PUBLICATION

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

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

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARY GATLIN

Notice is given that Rodjae Gatlin,
whose address is 7200 Jordan Lane,
Clinton, MD 20735, was on Decem-
ber 5, 2025 appointed Personal Rep-
resentative of the estate of MARY
GATLIN, who died on January 17,
2025 without a will.

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

All persons having any objection
to the appointment (or to the pro-
bate of the decedent’s will) shall file
their objections with the Register of
Wills on or before the 5th day of
June, 2026.

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

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

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

RODJAЕ GATLIN
Personal Representative

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

Estate No. 136782
151518 (12-18,12-25,1-1)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JEROME R GOLDRING

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

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

All persons having any objection
to the appointment (or to the pro-
bate of the decedent’s will) shall file
their objections with the Register of
Wills on or before the 9th day of
June, 2026.

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

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

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

ALICE GOLDRING
Personal Representative

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

Estate No. 129229
151508 (12-18,12-25,1-1)

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LEGALS

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

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

PUBLIC NOTICE
TO CAVEAT

To all persons interested in the
above estate:

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

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

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

151507 (12-18,12-25)

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HELEN NELSON BATCH

Notice is given that Charles T
Batch, whose address is 5108
Stonecat Ct, Waldorf, MD 20603-
4260, and Laura R Pede, whose ad-
dress is 3116 Fairweather Ct, Olney,
MD 20832-3021, and Bryan L Batch,
whose address is 331 Hollywoood
Blvd, Fort Walton Beach, FL 32548
were on November 18, 2025 ap-
pointed Co-Personal Representatives
of the estate of HELEN NELSON
BATCH who died on September 26,
2025 with a will.

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

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

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

Any person having a claim against
the decedent must present the claim
to the undersigned co-personal repre-
sentatives 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 co-per-
sonal representatives mails or other-
wise delivers to the creditor a copy
of this published notice or other
written notice, notifying the creditor
that the claim will be barred unless
the creditor presents the claims
within two months from the mailing
or other delivery of the notice.

A claim not presented or filed on
or before that date, or any extension
provided by law, is unenforceable
thereafter. Claim forms may be ob-
tained from the Register of Wills.

CHARLES T BATCH
LAURA R PEDE
BRYAN L BATCH
Co-Personal Representatives

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

Estate No. 139246
151408 (12-11,12-18,12-25)

LEGALS

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ARNOLD CHRISTOPHER EVANS

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

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

All interested persons or unpaid
claimants having any objection to
the appointment of the personal
representative shall file their objec-
tion with the Register of Wills on or
before the 24th day of May, 2026.

All persons having any objection
to the probate of the will of the deced-
ent shall file their objections with the
Register of Wills on or before the
24th day of May, 2026.

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

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

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

DAWN M EVANS
Personal Representative

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

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

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County
Since 1932

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JESSE ALPHONZO WILSON SR

Notice is given that Jeffrey An-
thony Wilson, whose address is
11505 Pegasus Ct, Upper Marlboro,
MD 20772-7823, and Janet A Morris,
whose address is 13908 King Gre-
gory Way, Upper Marlboro, MD
20772-5909, were on December 11,
2025 appointed Co-Personal Repre-
sentatives of the estate of JESSE
ALPHONZO WILSON SR who
died on August 6, 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 co-personal repre-
sentatives or the attorney.

All interested persons or unpaid
claimants having any objection to
the appintment of the co-personal
representatives shall file their objec-
tion with the Register of Wills on or
before the 11th day of June, 2026.

All persons having any objection
to the probate of the will of the deced-
ent shall file their objections with the
Register of Wills on or before the 11th
day of June, 2026.

Any person having a claim against
the decedent must present the claim
to the undersigned co-personal repre-
sentatives 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 co-per-
sonal representatives mails or other-
wise delivers to the creditor a copy
of this published notice or other
written notice, notifying the creditor
that the claim will be barred unless
the creditor presents the claims
within two months from the mailing
or other delivery of the notice. A
claim not presented or filed on or
before that date, or any extension
provided by law, is unenforceable
thereafter. Claim forms may be ob-
tained from the Register of Wills.

JEFFREY ANTHONY WILSON
JANET A MORRIS
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. 139042
151558 (12-25,1-1,1-8)

Richard M McGill
PO Box 358
Upper Marlboro, MD 20773
301-627-5222

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOHN A LALLY

Notice is given that Sean P Lally,
whose address is 2410 Stable Run
Court, Gambrills, MD 21054, was on
March 11, 2024 appointed personal
representative of the small estate of
John A Lally who died on Novem-
ber 3, 2022 with a will.

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

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

All persons having claims against
the decedent must serve their claims
on the undersigned personal repre-
sentative or file them with the Reg-
ister of Wills with a copy to the
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.

SEAN P LALLY
Personal Representative

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

Estate No. 132668
151484 (12-25)

The Prince George’s Post
Wishes Everyone A Safe
And
Happy Holiday!

Harrison C. Long
A15 No. 1212120191
252 Latitude Lane, Suite 102
Lake Wylie, SC 29710
240-249-7890

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ANDERSON BAILOR

Notice is given that James Bailor,
whose address is 31201 Morning
Cypress Court, Spring, TX 77386,
was on December 10, 2025 ap-
pointed personal representative of
the small estate of Anderson Bailor
who died on August 20, 2025 with a
will.

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

All persons having any objection
to the appointment 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.

LEGALSLM File No.: 4596-00001

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

ORDER OF PUBLICATION

Aroun Lindsey,

vs.

Plaintiff,

vs.

Defendants.

Om P. Sharma; Rikhi R. Sharma; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as Hillmead Station and being identified on the Tax Roll as Parcel ID: 14-1573294, and which may be known as 12330 Daisy Ln., Glendale, MD 20769, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, described as Hillmead Station and being identified on the Tax Roll as Parcel ID: 14-1573294, and which may be known as 12330 Daisy Ln., Glendale, MD 20769,

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, Maryland,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, the last insertion on or before the 9th day of January, 2026, warning all persons interested in the property to appear in this Court by the 17th day of February, 2026, and redeem their property and/or answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to the property, and vesting in the plaintiff a title free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk

151475 (12-18,12-25,1-1)

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

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

Notice is given that Melanie Ann Jackson, whose address is 912 Fields End Ct, Fairview Heights, IL 62208-2936, was on October 17, 2025 appointed Personal Representative of the estate of LEON WHITE SR., who died on July 10, 2025 without a will.

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

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

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

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

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

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

MELANIE ANN JACKSON
Personal Representative

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

Estate No. 138967

151409 (12-11,12-18,12-25)

LEGALSP

ORDER OF PUBLICATION

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

vs.

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

AND

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

2283 PRINCE OF WALES CT
BOWIE MD 20716

AND

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

Defendants

IN THE CIRCUIT COURT 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 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

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

Karen M. Authement
540 Ritchie Hwy Suite 201
Seyerna 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 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.

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)

LEGALSP

ORDER OF PUBLICATION

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

vs.

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

AND

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

6112 QUEBEC PL
COLLEGE PARK MD 20740

AND

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

Defendants

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. 21-2357903.

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

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

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

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

True Copy—Test:
Mahasin El Amin, Clerk

151370 (12-11,12-18,12-25)

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 Personal Representative of the estate of MANUEL ANTONIO CANO, who died on October 14, 2025 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 8th day of June, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 8th day of June, 2026.

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

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

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

JUAN A CUELLAR 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

151521 (12-18,12-25,1-1)

LEGALSP

ORDER OF PUBLICATION

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

vs.

CITYHGTS, LLC;
CFNA RECEIVABLES (TX), LLC
PETE BYNUM, TRUSTEE
TIMOTHY BUTT, TRUSTEE
PRINCE GEORGE'S COUNTY,
MARYLAND

AND

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

8214 SHERIFF RD
HYATTSVILLE MD 20785

AND

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

Defendants

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

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 Fl 44832/0524 and assessed to CITYHGTS, LLC, also known as 8214 SHERIFF RD, HYATTSVILLE MD 20785, Tax Account No. 13-1503085.

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

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

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

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

True Copy—Test:
Mahasin El Amin, Clerk

151372 (12-11,12-18,12-25)

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

Estate No. 139590

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

LEGALSP

ORDER OF PUBLICATION

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

vs.

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

AND

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

5634 FARGO AVE
OXON HILL MD 20745

AND

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

Defendants

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

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

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 1st day of June, 2026.

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

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

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

PATRICIA MORRIS
Personal Representative

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

Estate No. 139574

151510 (12-18,12-25,1-1)

LEGALSP

ORDER OF PUBLICATION

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

vs.

STEPHEN A SCHWARTZ;
PRINCE GEORGE'S COUNTY,
MARYLAND

AND

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

5509 LINWOOD CT

AND

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

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-25-006686

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 December, 2025, by the Circuit Court for Prince George's County:

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

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

True Copy—Test:
Mahasin El Amin, Clerk

151374 (12-11,12-18,12-25)

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

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

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

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

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

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

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

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

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

JUSTIN RYAN BEST
Personal Representative

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

Estate No. 139212

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

LEGALS

ORDER OF PUBLICATION

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

vs.

BETTY HARRELL;
PRINCE GEORGE'S COUNTY,
MARYLAND

AND

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

4127 23RD PL
TEMPLE HILLS, MD 20748

AND

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

Defendants

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

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

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

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

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

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

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

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

ORDER OF PUBLICATION

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

vs.

HECTOR MIMIAGA;
PRINCE GEORGE'S COUNTY,
MARYLAND

AND

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

5200 WEST MAPLE SHADE LN
UPPER MARLBORO, MD 20772

AND

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

Defendants

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

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

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

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

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

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

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

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

LEGALS

ORDER OF PUBLICATION

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

vs.

ANH THUY NGUYEN;
PRINCE GEORGE'S COUNTY,
MARYLAND

AND

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

10010 TRAVERSE WAY
FORT WASHINGTON, MD 20744

AND

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

Defendants

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

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

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

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

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

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

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

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

ORDER OF PUBLICATION

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

vs.

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

AND

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

616 MOUNT LUBENTIA CT
UPPER MARLBORO, MD 20774

AND

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

Defendants

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

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

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

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

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

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

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

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

LEGALS

ORDER OF PUBLICATION

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

vs.

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

AND

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

12524 MONTEREY CIR
FORT WASHINGTON, MD 20744

AND

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

Defendants

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

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

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

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

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

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

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

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

ORDER OF PUBLICATION

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

vs.

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

AND

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

3408 CHEVERLY AVE
HYATTSVILLE, MD 20785

AND

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

Defendants

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

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

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

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

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

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

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

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

LEGALS

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 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 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.

KRISTEL RABIDEAU
Personal Representative

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

Estate No. 139324

151531 (12-18,12-25,1-1)

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 20737-2220, 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 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.

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

Estate No. 139290

151532 (12-18,12-25,1-1)

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 Newlan, 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 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.

LESLIE F NEWMAN
Personal Representative

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

Estate No. 139248

151533 (12-18,12-25,1-1)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
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 DAVIS, who died on April 7, 2024 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 24th day of May, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 24th day of May, 2026.

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

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

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

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
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HILDA DIXON

Notice is given that Marissa Delano Dixon Velez, whose address is 12009 Hickory Dr, Fort Washington, MD 20744-5123, was on December 16, 2025 appointed Personal Representative of the estate of HILDA DIXON who died on September 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 16th 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 16th 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.

MARISSA DELANO DIXON
VELEZ
Personal Representative

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

Estate No. 139523

151545 (12-25,1-1,1-8)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOHN WESLEY LEWIS I

Notice is given that Sheila M Lewis, whose address is 1510 Warren Street, Hyattsville, MD 20785, was on December 16, 2025 appointed Personal Representative of the estate of JOHN WESLEY LEWIS I 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

LEGALSLegal Notice

NOTICE OF REPORT OF SALE

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

Plaintiff

vs.

Reba Bivens Byars and
Jerry W. Ridenhour

Defendant(s)

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

NOTICE OF REPORT OF SALE

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

Plaintiff

vs.

Joseph Nelson and Beatrice E. Nelson and Shawnell Nelson

Defendant(s)

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

NOTICE OF REPORT OF SALE

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

Plaintiff

vs.

Aaron N. Luster and Lakeisha S. Luster

Defendant(s)

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

LEGALSLegal Notice

NOTICE OF REPORT OF SALE

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

Plaintiff

vs.

Denise Fogh

Defendant(s)

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

NOTICE OF REPORT OF SALE

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

Plaintiff

vs.

Denise Fogh

Defendant(s)

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

LEGALSLegal Notice

NOTICE OF REPORT OF SALE

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

Plaintiff

vs.

Kenneth C Dickens and Torie R Dickens

Defendant(s)

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

NOTICE OF REPORT OF SALE

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

Plaintiff

vs.

Kenneth C Dickens and Torie R Dickens

Defendant(s)

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

ORDER OF PUBLICATION

COLUMBIA LIENS LLC

Plaintiff,

vs.

JEMALS RIVERDALE PARK II LLC
Prince George's County, Maryland
Occupant
Unknown Owners

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

And

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

Defendants.

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

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

Defendants.

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

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 19-2134963 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

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

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

It is thereupon this 8th day of December, 2025, by the Circuit Court for Prince George's County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 10th day of February, 2026, and redeem the property with Parcel Identification Number 19-2134963 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
151438 (12-18,12-25,1-1)

LEGALSLegal Notice

ORDER OF PUBLICATION

COLUMBIA LIENS LLC

Plaintiff,

vs.

ANDY CHICAS A/K/A ANDY J CHICAS ALAYA
Prince George's County, Maryland
Occupant
Unknown Owners

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

And

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

Defendants.

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

ORDER OF PUBLICATION

COLUMBIA LIENS LLC

Plaintiff,

vs.

ANDY CHICAS A/K/A ANDY J CHICAS ALAYA
Prince George's County, Maryland
Occupant
Unknown Owners

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

And

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

Defendants.

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

ORDER OF PUBLICATION

COLUMBIA LIENS LLC

Plaintiff,

vs.

JAMES YONKOS
Prince George's County, Maryland
Occupant
Unknown Owners

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

And

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

Defendants.

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

ORDER OF PUBLICATION

COLUMBIA LIENS LLC

Plaintiff,

vs.

JAMES YONKOS
Prince George's County, Maryland
Occupant
Unknown Owners

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

And

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

Defendants.

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

ORDER OF PUBLICATION

COLUMBIA LIENS LLC

Plaintiff,

vs.

ARMJ PROPERTIES INC
Prince George's County, Maryland
Occupant
Unknown Owners

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

And

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

Defendants.

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

ORDER OF PUBLICATION

COLUMBIA LIENS LLC

Plaintiff,

vs.

ARMJ PROPERTIES INC
Prince George's County, Maryland
Occupant
Unknown Owners

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

And

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

Defendants.

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

ORDER OF PUBLICATION

COLUMBIA LIENS LLC

Plaintiff,

vs.

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

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

And

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

Defendants.

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

ORDER OF PUBLICATION

COLUMBIA LIENS LLC

Plaintiff,

vs.

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

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

And

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

Defendants.

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

ORDER OF PUBLICATION

COLUMBIA LIENS LLC

Plaintiff,

vs.

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

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

And

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

Defendants.

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

ORDER OF PUBLICATION

COLUMBIA LIENS LLC

Plaintiff,

vs.

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

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

And

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

Defendants.

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

LAND UNIT 11 1.9120 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 18-5769930 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
151439 (12-18,12-25,1-1)

LAND UNIT 11 1.9120 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 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 (12-18,12-25,1-1)

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

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

It is thereupon this 8th day of December, 2025, by the Circuit Court for Prince George's County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 10th day of February, 2026, and redeem the property with Parcel Identification Number 17-1836055 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
151441 (12-18,12-25,1-1)

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

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

It is thereupon this 8th day of December, 2025, by the Circuit Court for Prince George's County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 10th day of February, 2026, and redeem the property with Parcel Identification Number 17-1896562 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
151442 (12-18,12-25,1-1)

LAND UNIT 10 .9259 Acres

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

It is thereupon this 8th day of December, 2025, by the Circuit Court for Prince George's County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 10th day of February, 2026, and redeem the property with Parcel Identification Number 18-5769922 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
151443 (12-18,12-25,1-1)

LAND UNIT 5B 1.05 Acres

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

It is thereupon this 8th day of December, 2025, by the Circuit Court for Prince George's County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 10th day of February, 2026, and redeem the property with Parcel Identification Number 18-5769864 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
151444 (12-18,12-25,1-1)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
FRANKLIN DELANO R DIXON

Notice is given that Marissa Delano Dixon Velez, whose address is 12009 Hickory Dr, Fort Washington, MD 20744-5123, was on December 16, 2025 appointed Personal Representative of the estate of FRANKLIN DELANO R DIXON who died on May 28, 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 16th 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 16th 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.

MARISSA DELANO DIXON VELEZ
Personal Representative

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

Estate No. 139521

151546 (12-25,1-1,1-8)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GEORGIA M KINARD

Notice is given that Stewart N Jones, whose address is 735 W Tanttallon Dr, Fort Washington, MD 20744-7018, was on December 15, 2025 appointed Personal Representative of the estate of GEORGIA M KINARD who died on September 20, 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 15th 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 15th 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.

STEWART N JONES
Personal Representative

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

Estate No. 139323

151547 (12-25,1-1,1-8)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOANNE FAYOLA DVORAK

Notice is given that Holly M Dunne, whose address is 22800 Sweet Shrub Dr 218, Clarksburg, MD 20871, was on November 10, 2025 appointed Personal Representative of the estate of JOANNE FAYOLA DVORAK who died on October 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 10th 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 10th 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.

HOLLY M DUNNE
Personal Representative

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

Estate No. 139463

151548 (12-25,1-1,1-8)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARY SUSAN HUNGERFORD

Notice is given that Joseph A Baden, whose address is 1616 Fountain View Dr #605, Houston, TX 77057, was on December 15, 2025 appointed Personal Representative of the estate of MARY SUSAN HUNGERFORD who died on December 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 15th 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 15th 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 A BADEN
Personal Representative

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

Estate No. 139710

151549 (12-25,1-1,1-8)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GLENDA MARIE TURNER

Notice is given that Norvell Lawrence Turner, whose address is 4824 Victory Ct, Columbus, OH 43231-8831, was on December 11, 2025 appointed Personal Representative of the estate of GLENDA MARIE TURNER who died on October 9, 2025 with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 11th 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 11th 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.

NORVELL LAWRENCE TURNER
Personal Representative

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

Estate No. 139205

151550 (12-25,1-1,1-8)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ESTHER BAILEY

Notice is given that Chamille Kittles, whose address is 15403 Sir Edwards Drive, Upper Marlboro, MD 20772, was on December 10, 2025 appointed Personal Representative of the estate of ESTHER BAILEY, who died on December 7, 2024 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 10th 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 10th 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.

CHAMILLE KITTLES
Personal Representative

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

Estate No. 136438

151555 (12-25,1-1,1-8)

LEGALS

Trevor A Kiessling Jr
8482 Ft Smallwood Suite A
Pasadena, MD 21122
410-437-7469

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LEON HOWARD LAMONT SR

Notice is given that Leon Howard Lamont Jr, whose address is 7706 Zena Marie Ln, Pasadena, MD 21122-1694, was on December 11, 2025 appointed Personal Representative of the estate of LEON HOWARD LAMONT SR, who died on April 8, 2025 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 11th 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 11th 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.

LEON HOWARD LAMONT 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. 139679

151551 (12-25,1-1,1-8)

LEGALS

The Law Office Of
Tracy DuPree Davis, LLC
14616 Friendlywood Rd, #100
Burtonsville, MD 20866
301-502-4549

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RONALD HAMNER

Notice is given that Talia T. Hamner, whose address is 2907 Troy Place, District Heights, MD 20747, was on December 10, 2025 appointed Personal Representative of the estate of RONALD HAMNER, who died on July 31, 2025 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 10th 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 10th 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.

TALIA T. HAMNER
Personal Representative

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

Estate No. 139014

151553 (12-25,1-1,1-8)

S. Mona Reza, Esq.
115 Centerway Suite 306
Greenbelt, Maryland 20770
240-676-1471

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JANE A. OBASI
AKA: JANE NWAOBASI

Notice is given that Ugochukwu Obasi, whose address is 13213 Allessbury Court, Upper Marlboro, MD 20772, was on December 11, 2025 appointed Personal Representative of the estate of Jane A. Obasi a/k/a: Jane Nwaobasi, who died on September 21, 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 11th 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 11th 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.

UGOCHUKWU OBASI
Personal Representative

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

Estate No. 139583

151554 (12-25,1-1,1-8)

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LEGALS

Robert M Burke
Robert Burke Law Firm
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
MARIE PRICE

Notice is given that Bryant Price, whose address is 29848 Coolidge Drive, Mechanicsville, MD 20659, was on December 9, 2025 appointed Personal Representative of the estate of MARIE PRICE, who died on October 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 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.

BRYANT PRICE
Personal Representative

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

Estate No. 139659

151552 (12-25,1-1,1-8)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LARRY MILLER MCDONALD

Notice is given that Kimberlyn McDonald, whose address is 11015 Fillys Ford Xing, Upper Marlboro, MD 20772-8314, was on December 4, 2025 appointed Personal Representative of the estate of LARRY MILLER MCDONALD, who died on September 30, 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 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.

KIMBERLYN MCDONALD
Personal Representative

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

Estate No. 139576

151556 (12-25,1-1,1-8)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DELORES WHITE
AKA: DELORES M WHITE

Notice is given that Christopher White, whose address is 15517 Cheswicke Ln, Upper Marlboro, MD 20772-8221, was on October 31, 2025 appointed Personal Representative of the estate of DELORES WHITE, who died on September 1, 2025 without a will.

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

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

CHRISTOPHER 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. 138949

151557 (12-25,1-1,1-8)

The Prince George’s Post

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LEGALS

ORDER OF PUBLICATION	
COLUMBIA LIENS LLC	Plaintiff,
vs.	
PAUL & MAE E BROWN Prince George’s County, Maryland Occupant Unknown Owners	
ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 113 MARYLAND PARK DR, CAPITOL HEIGHTS, MD 20743, Parcel No. 18-2111300,	
And	
ANY UNKNOWN OWNER OF THE PROPERTY 113 MARYLAND PARK DR, CAPITOL HEIGHTS, MD 20743, Parcel No. 18-2111300, the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.	
Defendants.	
In the Circuit Court for Prince George’s County, Maryland Case No. C-16-CV-25-006849	
The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-21113000, in Prince George’s County, sold by the Collector of Taxes for Prince George’s County and the State of Maryland to the plaintiff in this proceeding:	
LT47EX205SF LOT48 EX200SF LOT49EX 215SF LOT50EX 25 0 SF 7,530.0000 Sq Ft Tolson Heights Blk 9	
The Complaint states, among other things, that the amounts necessary for redemption have not been paid.	
It is thereupon this 8th day of December, 2025, by the Circuit Court for Prince George’s County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George’s County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 10th day of February, 2026, and redeem the property with Parcel Identification Number 18-2111300, and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.	
MAHASIN EL AMIN Clerk of the Circuit Court for Prince George’s County, Maryland	
True Copy—Test: Mahasin El Amin, Clerk	
151445	(12-18,12-25,1-1)

LEGALS

ORDER OF PUBLICATION	
COLUMBIA LIENS LLC	Plaintiff,
vs.	
JOSHUA L ROBINSON Prince George’s County, Maryland Occupant Unknown Owners	
ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1026 58TH AVE, CAPITOL HEIGHTS, MD 20743, Parcel No. 18-2066801,	
And	
ANY UNKNOWN OWNER OF THE PROPERTY 1026 58TH AVE, CAPITOL HEIGHTS, MD 20743, Parcel No. 18-2066801, the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.	
Defendants.	
In the Circuit Court for Prince George’s County, Maryland Case No. C-16-CV-25-006851	
The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-2066801, in Prince George’s County, sold by the Collector of Taxes for Prince George’s County and the State of Maryland to the plaintiff in this proceeding:	
HEIGHTS LOTS 3.4 6,250.0000 Sq Ft North Fairmont Hei Blk A	
The Complaint states, among other things, that the amounts necessary for redemption have not been paid.	
It is thereupon this 8th day of December, 2025, by the Circuit Court for Prince George’s County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George’s County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 10th day of February, 2026, and redeem the property with Parcel Identification Number 18-2066801, and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.	
MAHASIN EL AMIN Clerk of the Circuit Court for Prince George’s County, Maryland	
True Copy—Test: Mahasin El Amin, Clerk	
151446	(12-18,12-25,1-1)

ORDER OF PUBLICATION	
COLUMBIA LIENS LLC	Plaintiff,
vs.	
CRYSTAL AASGAARD Prince George’s County, Maryland Occupant Unknown Owners	
ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 9200 EDWARDS WAY UNIT 1008, HYATTSVILLE, MD 20783, Parcel No. 17-1962802,	
And	
ANY UNKNOWN OWNER OF THE PROPERTY 9200 EDWARDS WAY UNIT 1008, HYATTSVILLE, MD 20783, Parcel No. 17-1962802, the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.	
Defendants.	
In the Circuit Court for Prince George’s County, Maryland Case No. C-16-CV-25-006852	
The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1962802, in Prince George’s County, sold by the Collector of Taxes for Prince George’s County and the State of Maryland to the plaintiff in this proceeding:	
UNIT 1008 906.0000 Sq Ft & Imps Racquet Club Condo	
The Complaint states, among other things, that the amounts necessary for redemption have not been paid.	
It is thereupon this 8th day of December, 2025, by the Circuit Court for Prince George’s County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George’s County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 10th day of February, 2026, and redeem the property with Parcel Identification Number 17-1962802, and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.	
MAHASIN EL AMIN Clerk of the Circuit Court for Prince George’s County, Maryland	
True Copy—Test: Mahasin El Amin, Clerk	
151447	(12-18,12-25,1-1)

LEGALS

ORDER OF PUBLICATION	
COLUMBIA LIENS LLC	Plaintiff,
vs.	
SHAWN WOODS Prince George’s County, Maryland Occupant Unknown Owners	
ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1001 CHILLUM RD UNIT 107, HY-ATTSVILLE, MD 20782, Parcel No. 17-3753530,	
And	
ANY UNKNOWN OWNER OF THE PROPERTY 1001 CHILLUM RD UNIT 107, HYATTSVILLE, MD 20782, Parcel No. 17-3753530, the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.	
Defendants.	
In the Circuit Court for Prince George’s County, Maryland Case No. C-16-CV-25-006862	
The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-3753530, in Prince George’s County, sold by the Collector of Taxes for Prince George’s County and the State of Maryland to the plaintiff in this proceeding:	
368.0000 Sq Ft & Imps The Fairmont 1001	
The Complaint states, among other things, that the amounts necessary for redemption have not been paid.	
It is thereupon this 8th day of December, 2025, by the Circuit Court for Prince George’s County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George’s County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 10th day of February, 2026, and redeem the property with Parcel Identification Number 17-3753530, and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.	
MAHASIN EL AMIN Clerk of the Circuit Court for Prince George’s County, Maryland	
True Copy—Test: Mahasin El Amin, Clerk	
151448	(12-18,12-25,1-1)

LEGALS

ORDER OF PUBLICATION	
COLUMBIA LIENS LLC	Plaintiff,
vs.	
LORRAINE HAMILTON Prince George’s County, Maryland Occupant Unknown Owners	
ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 9200 EDWARDS WAY UNIT 908, HYATTSVILLE, MD 20783, Parcel No. 17-1962638,	
And	
ANY UNKNOWN OWNER OF THE PROPERTY 9200 EDWARDS WAY UNIT 908, HYATTSVILLE, MD 20783, Parcel No. 17-1962638, the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.	
Defendants.	
In the Circuit Court for Prince George’s County, Maryland Case No. C-16-CV-25-006863	
The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1962638, in Prince George’s County, sold by the Collector of Taxes for Prince George’s County and the State of Maryland to the plaintiff in this proceeding:	
UNIT 908 906.0000 Sq Ft & Imps Racquet Club Condo	
The Complaint states, among other things, that the amounts necessary for redemption have not been paid.	
It is thereupon this 8th day of December, 2025, by the Circuit Court for Prince George’s County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George’s County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 10th day of February, 2026, and redeem the property with Parcel Identification Number 17-1962638, and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.	
MAHASIN EL AMIN Clerk of the Circuit Court for Prince George’s County, Maryland	
True Copy—Test: Mahasin El Amin, Clerk	
151449	(12-18,12-25,1-1)

LEGALS

ORDER OF PUBLICATION	
COLUMBIA LIENS LLC	Plaintiff,
vs.	
MARVIN A TITUS Prince George’s County, Maryland Occupant Unknown Owners	
ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7923 MANDAN RD UNIT 677, GREENBELT, MD 20770, Parcel No. 21-2338770,	
And	
ANY UNKNOWN OWNER OF THE PROPERTY 7923 MANDAN RD UNIT 677, GREENBELT, MD 20770, Parcel No. 21-2338770, the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.	
Defendants.	
In the Circuit Court for Prince George’s County, Maryland Case No. C-16-CV-25-006801	
The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 21-2338770, in Prince George’s County, sold by the Collector of Taxes for Prince George’s County and the State of Maryland to the plaintiff in this proceeding:	
UNIT 677 APT 103 PHASE 3 3,020.0000 Sq Ft & Imps Greenbriar Condo P	
The Complaint states, among other things, that the amounts necessary for redemption have not been paid.	
It is thereupon this 8th day of December, 2025, by the Circuit Court for Prince George’s County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George’s County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 10th day of February, 2026, and redeem the property with Parcel Identification Number 21-2338770, and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.	
MAHASIN EL AMIN Clerk of the Circuit Court for Prince George’s County, Maryland	
True Copy—Test: Mahasin El Amin, Clerk	
151453	(12-18,12-25,1-1)

LEGALS

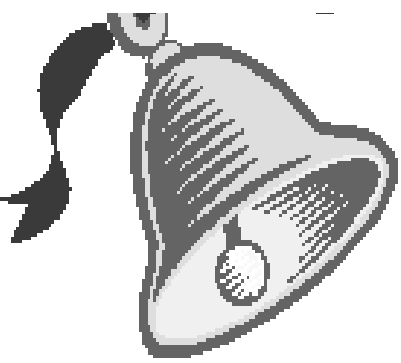
ORDER OF PUBLICATION	
COLUMBIA LIENS LLC	Plaintiff,
vs.	
NATIONAL ASSN OF REAL ES-TATE BROKERS Prince George’s County, Maryland Occupant Unknown Owners	
ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1836 METZEROTT RD UNIT 1401, HYATTSVILLE, MD 20783, Parcel No. 17-1935972,	
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 repre-sentatives and their or any of their heirs, devisees, executors, adminis-trators, grantees, assigns or suc-cessors 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 prop-erty 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 De-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 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 14-2921880, 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	
151452	(12-18,12-25,1-1)

LEGALS

ORDER OF PUBLICATION	
COLUMBIA LIENS LLC	Plaintiff,
vs.	
KATHLEEN HOARD Prince George’s County, Maryland Occupant Unknown Owners	
ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7925 MANDAN RD UNIT 660, GREENBELT, MD 20770, Parcel No. 21-2338606,	
And	
ANY UNKNOWN OWNER OF THE PROPERTY 7925 MANDAN RD UNIT 660, GREENBELT, MD 20770, Parcel No. 21-2338606, the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.	
Defendants.	
In the Circuit Court for Prince George’s County, Maryland Case No. C-16-CV-25-006802	
The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty 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 De-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 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 21-2338606, 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	
151454	(12-18,12-25,1-1)

LEGALS

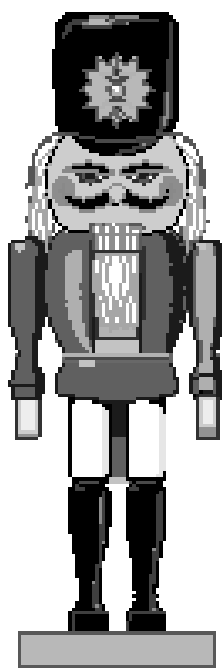
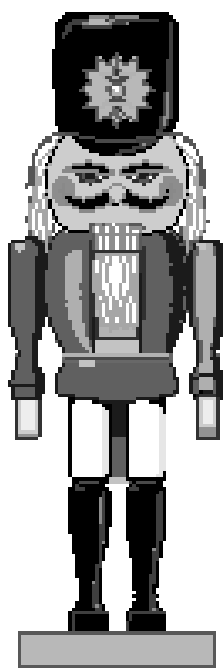
ORDER OF PUBLICATION	
COLUMBIA LIENS LLC	Plaintiff,
vs.	
ANTHEA & EMEKA NWANDU Prince George’s County, Maryland Occupant Unknown Owners	
ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 5536 KAREN ELAINE DR UNIT 1603, HYATTSVILLE, MD 20784, Parcel No. 20-2267235,	
And	
ANY UNKNOWN OWNER OF THE PROPERTY 5536 KAREN ELAINE DR UNIT 1603, HY-ATTSVILLE, MD 20784, Parcel No. 20-2267235, the unknown owner’s heirs, devisees, and personal repre-sentatives and their or any of their heirs, devisees, executors, adminis-trators, grantees, assigns or suc-cessors 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 prop-erty 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 De-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 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 20-2267235, 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	
151456	(12-18,12-25,1-1)



From all of us here at
The
Prince George's Post Newspaper

We would like to wish everyone

A
Safe
and
Happy
Holiday



LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOYCE B THOMAS

Notice is given that Carroll A Thomas, whose address is 6801 Calverton Dr, Hyattsville, MD 20782-1014, was on December 15, 2025 appointed personal representative of the small estate of Joyce B Thomas who died on November 2, 2025 with a will.

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

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

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

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

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

CARROLL A THOMAS
Personal Representative

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

Estate No. 139706

151485 (12-25)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
STEPHEN D FRANS

Notice is given that Julian Cooperman, whose address is 26 Willow Ave, Towson, MD 21286-5226, was on December 10, 2025 appointed personal representative of the small estate of Stephen D Frans who died on August 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 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.

JULIAN COOPERMAN
Personal Representative

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

Estate No. 139049

151486 (12-25)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
FRANCIS SWAHL

Notice is given that Scott Swahl, whose address is 103 Yellow Finch Ln, Ocean View, DE 19970-3281, was on December 10, 2025 appointed personal representative of the small estate of Francis Swahl who died on April 10, 2025 with a will.

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

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

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

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

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

SCOTT SWAHL
Personal Representative

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

Estate No. 138982

151487 (12-25)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GREGORY CHARLES THOMPSON SR

Notice is given that Gregory Charles Thompson Jr, whose address is 705 60th Pl, Fairmount Heights, MD 20743-1604, was on December 15, 2025 appointed personal representative of the small estate of Gregory Charles Thompson Sr, 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 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.

GREGORY CHARLES THOMPSON 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. 139613

151490 (12-25)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BARBARA ROSS-ROBEY

Notice is given that Paul D Robey, whose address is 132 Hedgewood Dr, Greenbelt, MD 20770-1611, was on December 11, 2025 appointed personal representative of the small estate of Barbara Ross-Robey, who died on October 28, 2025 without a will.

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

All interested persons or unpaid claimants 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.

PAUL D ROBEY
Personal Representative

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

Estate No. 139690

151491 (12-25)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JIMMYE LAVERN SMITH

Notice is given that Anthony Smith, whose address is 7412 Crane Pl, Hyattsville, MD 20785, was on December 11, 2025 appointed personal representative of the small estate of Jimmye Lavern Smith, who died on July 18, 2025 without a will.

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

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

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

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

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

ANTHONY 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. 139688

151537 (12-25)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
FABIOLA E BELL BIERMANN

Notice is given that Monica Bell, whose address is 11600 Glenn Dale Blvd, Apt 2348, Glenn Dale, MD 20769-9070, was on December 11, 2025 appointed personal representative of the small estate of Fabiola E Bell Biermann, who died on January 23, 2025 without a will.

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

All 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.

MONICA BELL
Personal Representative

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

Estate No. 138540

151539 (12-25)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
NATHANIEL J GREENE

Notice is given that Richard N Greene Jr, whose address is 5906 Bedford Way, Suitland, MD 20746, was on May 7, 2025 appointed personal representative of the small estate of Nathaniel J Greene, who died on December 19, 2024 without a will.

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

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

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

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

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

RICHARD N GREENE 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. 137046

151540 (12-25)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
KEITH DENNIS CHASE

Notice is given that June Chase, whose address is 9805 Woodberry St, Lanham, MD 20706-3600, was on September 11, 2025 appointed personal representative of the small estate of Keith Dennis Chase, who died on May 18, 2025 without a will.

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

All 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.

JUNE CHASE
Personal Representative

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

Estate No. 138612

151541 (12-25)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PAULETTE TERESA WILLIAMS

Notice is given that Starla Simpson, whose address is 12607 Kembridge Dr, Bowie, MD 20715-2871, was on December 9, 2025 appointed Personal Representative of the estate of PAULETTE TERESA WILLIAMS who died on September 2, 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 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.

STARLA SIMPSON
Personal Representative

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

Estate No. 139023

151513 (12-18,12-25,1-1)

The Prince
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The
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paper
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or
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301-627-

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 County

State of Maryland
Office of the Attorney General

PALMER PARK COMMERCIAL CONDOMINIUM, INC.

STATE OF MARYLAND

LILLIAN P. BROADWATER

NORMAN L. PRITCHETT

VIVIAN JENKINS

All unknown owners of the property (5367 SHERIFF RD CAPITOL HEIGHTS 20743-0000 being known as District - 18 Account Identifier - 2056596 with a legal description of 9,879.0000 Sq.Ft. & Imps. Assmt \$644,267 Map 065 Grid F1 Par 013 Lib 06294 Fl 126 and assessed to Broadwater Tommie & Lillian P. on the Tax Roll of the Director of Finance), the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest and any and all persons having or claiming to have any interest in the property.

Defendants

In the Circuit Court for Prince George’s County
Case No.: C-16-CV-25-006739

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 5367 SHERIFF RD CAPITOL HEIGHTS 20743-0000 being known as District - 18 Account Identifier - 2056596 with a legal description of 9,879.0000 Sq.Ft. & Imps. Assmt \$644,267 Map 065 Grid F1 Par 013 Lib 06294 Fl 126 and assessed to Broadwater Tommie & Lillian P. on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George’s County, State of Maryland to Custom 25, LLC, the Plaintiff.

A description of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: 5367 SHERIFF RD CAPITOL HEIGHTS 20743-0000 being known as District - 18 Account Identifier - 2056596 with a legal description of 9,879.0000 Sq.Ft. & Imps. Assmt \$644,267 Map 065 Grid F1 Par 013 Lib 06294 Fl 126 and assessed to Broadwater Tommie & Lillian P. on the Tax Roll of the Director of Finance.

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

It is thereupon this 2nd day of December, 2025, by the Circuit Court for Prince George’s County, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George’s County once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 3rd day of February, 2026, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting title to the property in Plaintiff, free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
151381 (12-11,12-18,12-25)

LEGALS

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.

A description of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: 5102 GLASSMANOR DR OXON HILL 20745-0000 being known as District - 12 Account Identifier - 1254523 with a legal description of 2,430.0000 Sq.Ft. & Imps. Glassmanor Lot 35 Assmt \$201,000 Lib 35656 Fl 514 and assessed to Canel Charles A.P. on the Tax Roll of the Director of Finance.

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

It is thereupon this 2nd day of December, 2025, by the Circuit Court for Prince George’s County, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George’s County once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 3rd day of February, 2026, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting title to the property in Plaintiff, free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
151382 (12-11,12-18,12-25)

LEGALS

ORDER OF PUBLICATION

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

Plaintiff,

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 CONDOMINIUM ASSOCIATION, INC.

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

All unknown owners of the property (5546 KAREN ELAINE DR HYATTSVILLE 20784-0000 UNIT: 1403 being known as District - 20 Account Identifier - 2267516 with a legal description of UNIT 1403 on the Tax Roll of the Director of Finance), the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest and any and all persons having or claiming to have any interest in the property.

Defendants

In the Circuit Court for Prince George’s County
Case No.: C-16-CV-25-006742

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 5546 KAREN ELAINE DR HYATTSVILLE 20784-0000 UNIT: 1403 being known as District - 20 Account Identifier - 2267516 with a legal description of UNIT 1403 on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George’s County, State of Maryland to Custom 25, LLC, the Plaintiff.

A description of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: 5546 KAREN ELAINE DR HYATTSVILLE 20784-0000 UNIT: 1403 being known as District - 20 Account Identifier - 2267516 with a legal description of UNIT 1403 on the Tax Roll of the Director of Finance.

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

It is thereupon this 2nd day of December, 2025, by the Circuit Court for Prince George’s County, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George’s County once a week for three con-

LEGALS

ORDER OF PUBLICATION

EPCOT MD LLC
Plaintiff

vs.

Estate of Ida Mae Douglas

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

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

State of Maryland

All unknown owners of the property (7721 GREENLEAF RD LANDOVER 20785-0000 being known as District - 13 Account Identifier - 1413335 with a legal description of 5,445.0000 Sq.Ft. & Imps. Palmer Park Lot 43 Blk F on the Tax Roll of the Director of Finance), the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest and any and all persons having or claiming to have any interest in the property.

Defendants

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

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 7721 GREENLEAF RD LANDOVER 20785-0000 being known as District - 13 Account Identifier - 1413335 with a legal description of 5,445.0000 Sq.Ft. & Imps. Palmer Park Lot 43 Blk F on the Tax Roll of the Director of Finance sold by the Finance Officer of Prince George’s County, State of Maryland to EPCOT MD LLC, the Plaintiff.

A description of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: 7721 GREENLEAF RD LANDOVER 20785-0000 being known as District - 13 Account Identifier - 1413335 with a legal description of 5,445.0000 Sq.Ft. & Imps. Palmer Park Lot 43 Blk F on the Tax Roll of the Director of Finance.

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

It is thereupon this 8th day of December, 2025, by the Circuit Court for Prince George’s County, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 10th day of February, 2026 and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting title to the property in Plaintiff, free of all liens and encumbrances.

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

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

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

LEGALS

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

vs.

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

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

Notice is hereby given this 4th day of December, 2025, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 5th day of January, 2026, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 5th day of January, 2026.

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

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

True Copy—Test:
Mahasin El Amin, Clerk
151420 (12-11,12-18,12-25)

LEGALS

ORDER OF PUBLICATION

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

Plaintiff,

vs.

Joseph L. Wallace

AND

The Estate of Joseph L. Wallace

AND

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

AND

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

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

Account No: 10-1007681
known as: 1011 Turney Ave
Address of 1011 Turney Avenue, Laurel, Maryland 20707

Defendants.

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

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

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

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

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George’s County, Maryland once a week for three (3) consecutive weeks, on or before the 9th day of January, 2026, warning all persons having or claiming to have any interest in the property described above appear in this Court by the 7th day of February, 2026, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

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

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

True Copy—Test:
Mahasin El Amin, Clerk
151476 (12-18,12-25,1-1)

LEGALS

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

vs.

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

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

Notice is hereby given this 4th day of December, 2025, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 5th day of January, 2026, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 5th day of January, 2026.

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

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

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

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

vs.

Robert Earl Brown

AND

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

6104 Greenvale Parkway
Riverdale, MD 20737
Defendants

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

Notice is hereby given this 4th day of December, 2025, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 5th day of January, 2026, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 5th day of January, 2026.

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

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

True Copy—Test:
Mahasin El Amin, Clerk
151423 (12-11,12-18,12-25)

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LEGALS

MECHANIC’S LIEN SALE

Freestate Lien & Recovery Inc will sell at public auction the following vehicles / vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George’s County Courthouse, 14735 Main Street, specifically at the entrance to the Duvall Wing, Upper Marlboro MD 20772 at 04:00 PM on 01/09/2026. Purchaser of the vehicle(s) must have it inspected as provided in Transportation Code of Maryland. The following may be inspected during normal business hours at the Lienor’s Location. If anyone has an interest in any of the vehicles or vessels listed below, please call us at the number listed below. All parties claiming interest in the following may contact Freestate Lien & Recovery Inc, at 410-867-9079.

LOT# 10612
2022 HONDA
VIN# 1HGCV3F93NA027704

LOT# 10700
2000 CHRIS CRAFT 30’ BOAT
NJ# 4160GN
HIN# CCBHH116J900
NAME ON BOAT:
GAIL WANDINGS
CLARKS LANDING AT AN-
NAPOLIS
1442 FORD RD
SHADY SIDE

LOT# 10741
1992 CLAYTON
VIN# CLM053080TN
LOT# 10743
2014 INFINITI
VIN# JN1BV7AR9EM703910

LOT# 10756
2015 VOLVO
VIN# YV1612TB0F1309688

LOT# 10772
2012 LINCOLN
VIN# 2LMDJ8JK0CBL17874

Terms of Sale: CASH
Public Sale
12% Buyer premium
The Auctioneer reserves the right to post a minimum bid.
Everything sold AS-IS

Freestate Lien & Recovery Inc
610 Bayard Rd
Lothian MD 20711
410-867-9079

151561 (12-25,1-1)

LEGALS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY
7808 AYLESFORD LANE
LAUREL, MD 20707

By authority contained in a Deed of Trust dated August 9, 2022 and recorded in Liber 48035, Folio 343, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$330,000.00, and an interest rate of 4.875%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JANUARY 13, 2026 AT 10:00 AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$31,000.00 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

151480 (12-25,1-1,1-8)

LEGALS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY
2402 FAIRLAWN STREET
TEMPLE HILLS, MD 20748

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

JANUARY 6, 2026 AT 11:30 AM

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

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

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

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

Richard E. Solomon, et al.,
Substitute Trustees

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

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY
16204 BROXBURN LANE
BRANDYWINE, MD 20613

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

JANUARY 6, 2026 AT 11:30 AM

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

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

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

Richard E. Solomon, et al.,
Substitute Trustees

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

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

LEGALS

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

151479 (12-18,12-25)

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 afore-said Deed of Trust. The property is improved by a dwelling.

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

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

Richard E. Solomon, et al.,
Substitute Trustees

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

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

LEGALS

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on April 1, 2006, a certain Deed of Trust was executed by Lizzie E. Howell, and Leonard D. Howell as Grantor(s) in favor of Financial Free Senior Funding Corporation, A Subsidiary of Indymac Bank, F.S.B. as Beneficiary, and Settlement Solutions as Trustee(s), and was recorded on April 12, 2006, in Book 24818, Page 660 in the Office of the Land Records for Prince George’s County, Maryland; and

WHEREAS, the Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and

WHEREAS, the Deed of Trust is now owned by the Secretary, pursuant to an assignment dated February 28, 2020, and recorded on March 25, 2020, in Book 43324, Page 310, in the office of the Land Records for Prince George’s County, Maryland; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on August 6, 2025, was not made and remains wholly unpaid as of the date of this notice, and a Borrower has died and the Property is not the principal residence of at least one surviving Borrower, and no payment has been made sufficient to restore to the loan to currency; and

WHEREAS, the entire amount delinquent as of October 29, 2025 is \$453,975.52; and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable;

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary’s designation of me as Foreclosure Commissioner, notice is hereby given that on January 13, 2026 at 11:30 am local time, all real and personal property at or used in connection with the following described premises (“Property”) will be sold at public auction to the highest bidder:

See attached Exhibit A

Commonly known as: 9617 Glen Way, Fort Washington, MD 20744

Tax ID: 05-0375956

The sale will be held at the courthouse entrance for the Circuit Court for Prince George’s County, Maryland.

The Secretary of Housing and Urban Development will bid \$453,975.52.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling \$45,500.00 in the form of a certified check or cashier’s check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$45,500.00 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier’s check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier’s check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier’s check payable to the Secretary of HUD, before public auction of the property is completed.

The amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is N/A (Full Balance Due), plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner’s attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

Tender of payment by certified or cashier’s check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

Date: October 30, 2025

Cohn, Goldberg & Deutsch, LLC
Foreclosure Commissioner

BY: Richard E. Solomon
Richard E. Solomon AIS#9112190178
Cohn, Goldberg & Deutsch, LLC
1099 Winterson Road, Suite 301
Linthicum Heights, MD 21090
(410) 296-2550

IF YOU ARE A DEBTOR, OR AN ATTORNEY REPRESENTING A DEBTOR, THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED HEREBY WILL BE USED FOR THAT PURPOSE. However, if you are either a debtor in a pending bankruptcy case, or have obtained an order of discharge from a United States Bankruptcy Court, which discharge includes this debt, or an attorney representing such a debtor, and you (or your client), has not reaffirmed liability for this debt, this office is not attempting to obtain a judgment against you (or your client) nor are we alleging that you (or your client) have any personal liability for this debt. We may, however, take action against any property which may have been pledged as collateral for the debt, which action may include repossession and/or foreclosure of the property, if otherwise permitted by law and/or order of court.

Schedule “A”

LOT NUMBERED SEVENTEEN (17) IN BLOCK LETTEERED “D”, IN THE SUBDIVISION KNOWN AS “SECTION 4, ROSE VALLEY ESTATES” IN PRINCE GEORGE’S COUNTY, MARYLAND, AS PER PLAT THEREOF RECORDED IN PLAT BOOK WWW 54 AT PLAT 36, ONE OF THE LAND RECORDS OF PRINCE GEORGE’S COUNTY, MARYLAND

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

151562

(12-25,1-1,1-8)

LEGALS

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on May 23, 2006, a certain Deed of Trust was executed by Ruth E Braxton as Grantor(s) in favor of Wells Fargo Bank, N.A. as Beneficiary, and B. George Ballman as Trustee(s), and was recorded on June 8, 2006, in Book 25331, Page 409 in the Office of the Land Records for Prince George’s County, Maryland; and

WHEREAS, the Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and

WHEREAS, the Deed of Trust is now owned by the Secretary, pursuant to an assignment dated February 16, 2023, and recorded on March 2, 2023, in Book 48608, Page 556, in the office of the Land Records for Prince George’s County, Maryland; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on August 11, 2025, was not made and remains wholly unpaid as of the date of this notice, and a Borrower has died and the Property is not the principal residence of at least one surviving Borrower, and no payment has been made sufficient to restore to the loan to currency; and

WHEREAS, the entire amount delinquent as of October 30, 2025 is \$472,567.94; and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable;

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary’s designation of me as Foreclosure Commissioner, notice is hereby given that on January 13, 2026 at 11:30 am local time, all real and personal property at or used in connection with the following described premises (“Property”) will be sold at public auction to the highest bidder:

See attached Exhibit A

Commonly known as: 4321 Kinmount Road, Lanham, MD 20706

Tax ID: 20-2178531

The sale will be held at the courthouse entrance for the Circuit Court for Prince George’s County, Maryland.

The Secretary of Housing and Urban Development will bid \$472,567.94.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling \$47,500.00 in the form of a certified check or cashier’s check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$47,500.00 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier’s check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier’s check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier’s check payable to the Secretary of HUD, before public auction of the property is completed.

The amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is N/A (Full Balance Due), plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner’s attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

Tender of payment by certified or cashier’s check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

Date: October 30, 2025

Cohn, Goldberg & Deutsch, LLC
Foreclosure Commissioner

BY: Richard E. Solomon
Richard E. Solomon AIS#9112190178
Cohn, Goldberg & Deutsch, LLC
1099 Winterson Road, Suite 301
Linthicum Heights, MD 21090
(410) 296-2550

IF YOU ARE A DEBTOR, OR AN ATTORNEY REPRESENTING A DEBTOR, THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED HEREBY WILL BE USED FOR THAT PURPOSE. However, if you are either a debtor in a pending bankruptcy case, or have obtained an order of discharge from a United States Bankruptcy Court, which discharge includes this debt, or an attorney representing such a debtor, and you (or your client), has not reaffirmed liability for this debt, this office is not attempting to obtain a judgment against you (or your client) nor are we alleging that you (or your client) have any personal liability for this debt. We may, however, take action against any property which may have been pledged as collateral for the debt, which action may include repossession and/or foreclosure of the property, if otherwise permitted by law and/or order of court.

Exhibit A

Lot numbered Six (6) in Block lettered “K” in the subdivision known as Plat One, “Whitfield Woods” as per plat thereof recorded among the Land Records of Prince George’s County, Maryland in Plat Book WWW 58 at Plat 52.

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

151563

(12-25,1-1,1-8)

LEGALS

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

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

A CHARTER AMENDMENT RESOLUTION OF THE TOWN COUNCIL OF CHEVERLY ENLARGING THE CORPORATE BOUNDARIES OF THE TOWN OF CHEVERLY BY ANNEXING INTO THE CORPORATE 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 HOSPITAL SITE.

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

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

Conditions of proposed annexation are as follows:

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

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

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

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

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

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

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

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

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

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

To join by Zoom video conference:
<https://us02web.zoom.us/j/84025983118?pwd=cEhsbmU2aEs5MGViaGlnWVh6clh6UT09>

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.

151474

(12-18,12-25)

LEGALS

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

ORDINANCE O-26-08

AN ORDINANCE concerning:

AMENDMENT OF THE FISCAL YEAR 2025-2026 BUDGET

FOR THE CITY OF SEAT PLEASANT, MARYLAND

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

ORDINANCE O-26-09

AN ORDINANCE concerning:

Speed Monitoring Enforcement

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

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

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

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

151437

(12-18,12-25)

LEGALS

ORDER OF PUBLICATION

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

Hector Moscoso

AND

The Estate of Hector Moscoso

AND

Melba Moscoso

AND

The Estate of Melba Moscoso

AND

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

AND

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

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

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

Defendants.

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

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

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

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

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

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

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

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

ORDER OF PUBLICATION

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

Plaintiff,

vs.

Purcell Holdings, LLC
Serve: John Purcell, Resident Agent

AND

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

AND

William Savage, Trustee

AND

Gregory Britto, Trustee

AND

Angela M. Tonnello, Trustee

AND

Double Backflip, LLC
Serve: CSC-Lawyers Incorporating
Service

AND

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

AND

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

AND

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

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

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

Defendants.

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

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

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

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

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

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

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

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

ORDER OF PUBLICATION

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

vs.

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

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

AND

Laurel Warehouse, Inc.

AND

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

AND

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

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

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

Defendants.

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

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

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

and a day from the date of sale has
expired.

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

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

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

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

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

LEGALS

ORDER OF PUBLICATION

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

Plaintiff,

vs.

Rosemary J. Snowling

AND

The Estate of Rosemary J. Snowling

AND

Randall Snowling

AND

The Estate of Randall Snowling

AND

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

AND

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

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

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

Defendants.

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

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

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

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

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

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

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

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

LEGALS

ORDER OF PUBLICATION

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

Plaintiff,

vs.

Turnleaf Properties, LLC

Serve: John Johnson

AND

Foresite Investments, LLC

Serve: Robert Svehlak

AND

Robert Svehlak, Trustee

AND

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

AND

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

AND

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

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

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

Defendants.

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

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

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

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

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

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

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

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

ORDER OF PUBLICATION

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

Plaintiff,

vs.

Tarik Elgharniti

AND

The Estate of Tarik Elgharniti

AND

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

AND

Hunter C. Piel, Esq., Trustee

AND

Scott B. Wheat, Esq., Trustee

AND

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

AND

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

AND

LEGALS

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

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

Account No: 09-0929430

known as: 10006 Palatte Ct; PLAT 6

Address of 10006 Palatte Court, Clin-
ton, Maryland 20735

Defendants.

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

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

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

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

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

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

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

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

LEGALS

ORDER OF PUBLICATION

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

Plaintiff,

vs.

THOMAS P. BEALE, JR.

Prince George’s County

Office of Finance of Prince George’s
County

State of Maryland
Office of the Attorney General

KAREN A. BEALE

All unknown owners of the prop-
erty (9803 AMBLER LN UPPER
MARLBORO 20774-0000 being
known as District - 13 Account Iden-
tifier - 1467836 with a legal descrip-
tion of 17,053.0000 Sq.Ft. & Imps.
Rambling Hills Lot 2 Blk R Assmt
\$411,000 Lib 07319 FI 954 and as-
sessed to Beale Thomas P Jr & Karen
A. on the Tax Roll of the Director of
Finance), the unknown owner’s
heirs, devisees, and personal repre-
sentatives and their or any of their
heirs, devisees, executors, adminis-
trators, grantees, assigns or suc-
cessors in right, title and interest and
any and all persons having or claim-
ing to have any interest in the prop-
erty.

Defendants

In the Circuit Court for
Prince George’s County
Case No.: C-16-CV-25-006737

The object of this proceeding is to
secure foreclosure of all rights of re-
demption from tax sale on the prop-
erty known as 9803 AMBLER LN
UPPER MARLBORO 20774-0000
being known as District - 13 Ac-
count Identifier - 1467836 with a
legal description of 17,053.0000
Sq.Ft. & Imps. Rambling Hills Lot 2
Blk R Assmt \$411,000 Lib 07319 FI
954 and assessed to Beale Thomas P
Jr & Karen A. on the Tax Roll of the
Director of Finance sold by the Fi-
nance Officer of Prince George’s
County, State of Maryland to Cust-
tom 25, LLC, the Plaintiff.

A description of the property in
substantially the same form as the
description appearing on the Cer-
tificate of Tax Sale is as follows: 9803
AMBLER LN UPPER MARLBORO
20774-0000 being known as District
- 13 Account Identifier - 1467836
with a legal description of
17,053.0000 Sq.Ft. & Imps. Rambling

Hills Lot 2 Blk R Assmt \$411,000 Lib
07319 FI 954 and assessed to Beale
Thomas P Jr & Karen A. on the Tax
Roll of the Director of Finance.

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

LEGALS

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

15107 NORTH BERWICK LANE
UPPER MARLBORO, MD 20774

By authority contained in a Deed of Trust dated September 20, 2022 and recorded in Liber 48201, Folio 154, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$549,857.00, and an interest rate of 5.625%, 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 13, 2026 AT 11:30 AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$53,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/ HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

Richard E. Solomon, et al.,
Substitute Trustees

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

151481 (12-25,1-1,1-8)

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

1216 SWAN HARBOUR CIRCLE
FORT WASHINGTON, MD 20744

By authority contained in a Deed of Trust dated April 2, 2015 and recorded in Liber 36897, Folio 40, and re-recorded at Liber 37095, Folio 584, modified by Loan Modification Agreement recorded on January 10, 2020, at Liber No. 43029, Folio 720, and further modified by Loan Modification Agreement recorded on April 11, 2022, at Liber No. 47448, Folio 494, and further modified by Loan Modification Agreement recorded on May 28, 2024, at Liber No. 49842, Folio 4, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$615,643.00, and an interest rate of 7.500%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JANUARY 13, 2026 AT 11:30 AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$51,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/ HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

Richard E. Solomon, et al.,
Substitute Trustees

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

151483 (12-25,1-1,1-8)

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

8117 RIGGS ROAD
HYATTSVILLE, MD 20783

By authority contained in a Deed of Trust dated July 14, 2014 and recorded in Liber 36190, Folio 581, modified by Loan Modification Agreement recorded on August 22, 2024, at Liber No. 50079, Folio 512, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$230,743.00, and an interest rate of 2.750%, 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 13, 2026 AT 11:30 AM

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

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

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

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

Richard E. Solomon, et al.,
Substitute Trustees

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

151482 (12-25,1-1,1-8)

NOTICE OF INTENT TO DISPOSE OF
IMPOUNDED VEHICLES

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

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

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

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

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

YEAR	MAKE	MODEL	VIN
2024	Honda	Civic	2HGFE1F79RH311605
2015	Nissan	Altima	1N4AL3AP6FC293280
2020	Kia	Soul	KNDJ23AUXL7120661
2004	Buick	Regal	2G4WB55K641354218
2016	Nissan	Versa	3N1CE2CP0GL403513
2015	Chevrolet	Malibu	1G11B5SL4FF122135
2011	Nissan	Rogue	JN8AS5MV7BW266587
2000	Honda	Accord	JHMC6G5642YC000624
2013	Honda	Accord	1HGC2F59DA117000
2012	Kia	Sorento	5XYKWD428CG249952
2023	Chevrolet	Malibu	1G1ZD55T2PF192442

151564 (12-25)

The following vehicle(s) have been taken into custody by the Revenue Authority of Prince George's County for violation of County Ordinance prohibiting unauthorized parking within the County of Prince George's

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

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

You must reclaim these vehicles by: 1/8/2025.

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

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

2010 HYUNDAI ELANTRA VA TES1846 KMHDU4AD5AU161772

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

2000 TOYOTA 4RUNNER MD 534L63 J73HN87R7Y9043916

151560 (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: 1/9/2025.

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

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

2013 CHEVROLET MALIBU VA TML3436 1G11C5SA6DF219023

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

1994 DODGE DAKOTA VT 439A186 1B7GL23Y3R603822
2009 FORD F-150 1FTFPW14V49FA44909
2013 NISSAN ALTIMA MD 24607CM 1N4AL3AP9DC121466

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

2020 TOYOTA CAMRY 4T1M11AK1U940059
2014 FORD E350 1FB5S3BLXED86580
2000 TOYOTA TACOMA 4TAPM62N6YZ661338
2007 FORD F350 MD 7GA3216 1FTWW33P57EA19188
2015 HYUNDAI SONATA 5NPE24AAXFH114629
1995 INTERNATIONAL COF-9700 1HSRKA1R5SH615415
2015 FORD FIESTA 3FADP4BJ1FM211293
2013 FORD FOCUS 1FADP3F29JDL153042
2016 DODGE RAM MD 1CS9754 3C6UR5M1J8GC162334
2015 FORD F-350 MD 4GC6477 1FTSW3B66FEC16953
1995 FORD RANGER 1FTCR14U5STA13477

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

1999 FORD E350 VA TEV3468 1FB5S31LXXHA39420
2018 FORD FLEX 2FMGK5B83JBA07562
2018 FORD FLEX 2FMGK5B83JBA07562
2006 TOYOTA TUNDRA 5TBBT441565486331
2009 LINCOLN NAVIGATOR 1MLFU28529EJ01527
2015 CHEVROLET TRAVERSE 1GNKVHKKD5FJ158000
2014 NISSAN VERSE 3N1CN7AP0EL845303
2010 JEEP LIBERTY 1J4PN5GK2AW160507
2015 FORD ESCAPE 1FMCU9GX7FUB57109
2007 LAND ROVER LR3 SALAG25437A420176
2011 HYUNDAI SONATA KMHEC4A41BA004198
2012 FORD F250 1FD8W3GT4CED20198
2010 TOYOTA HIGHLANDER 5TDYK3EH9AS017648
2010 TOYOTA HIGHLANDER 5TDYK3EH9AS017648

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

2004 CHEVROLET TRAILBLAZER 23321M3 1GNET16S546229506
2023 NISSAN ALTIMA 1N4BL4BV8PN413092
2021 JEEP CHEROKEE VA UZC2188 1C4PJLMX2MD119946
2019 TOYOTA CAMRY DC GC9371 4T1B61HK6KU259814
2021 NISSAN ALTIMA MD 8FD3644 1N4BL4DV1MN365184

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

2005 CHEVROLET TAHOE MD A178479 1GNEK13T15R133811
2007 NISSAN ALTIMA 1N4BL21E87N487974
2008 CHEVROLET IMPALA 2G1WTF58N989139102
2013 JEEP GRAND CHEROKEE VA 95704N 1C4RJCFT8DC543792

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

2013 CHEVROLET CRUZE 1G1PA5SG4D7300617

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

2003 MINI COOPER WMWRC33423TE14950
2003 CHEVROLET TAHOE VA 1538XE 1GNEK13Z53R218541
2006 HONDA PILOT 5FNYP18196B004191
2008 MAZDA 3 MD 2ECF66 1JMBK343581785999
2003 HONDA ACCORD 1HGC6665X3A020098
2016 DODGE DART 1C3CDFB89GD728510
2001 DODGE RAM MD A401288 1B7CG22X91S348109
2007 FORD E350 MD 8ED6988 1FTNE24147DA59384
2011 FORD TRANSIT MD 8DE6731 NM0LS7AN0BT069473

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

2019 AUDI 5 WAUENCF59KA029051

151559 (12-25)

LEGALS

Public Hearing Notice
City of Bowie
Community Development Block Grant Program

In accordance with guidelines established by the U.S. Department of Housing and Urban Development (HUD), notice is hereby given that the City of Bowie, as an entitlement participant in the federal Community Development Block Grant (CDBG) Program, solicits public participation in the development of the Consolidated Annual Performance and Evaluation Report (CAPER) for fiscal year 2025. The City will present the draft CAPER, which is available to view at the City website January 7, 2026 – February 7, 2026, as well as physical copies placed at libraries, Bowie City Hall, and the Bowie Senior Center.

Online Public Hearing: <https://www.cityofbowie.org/1164/CAPER>
Date: February 3, 2026
Time: 7:00PM

All City CDBG documents are posted on the City’s website:
www.cityofbowie.org/cdbg.

The Consolidated Annual Performance and Evaluation Report (CAPER) provides a yearly accounting of CDBG and other funds allocated towards the implementation of objectives outlined in the Five-Year Strategy Plan, which is included in the Consolidated Plan for Community Development. The Five-Year Strategy Plan identifies community needs and proposed solutions in the areas of Housing, Special Needs, Economic Development, and Non-Housing Community Development. The City’s CDBG activities benefitted low- and moderate-income citizens through the City’s Single-Family Housing Rehabilitation Program and the Workforce Development Program.

For additional information or to submit comments on the draft CAPER, please call 301-809-3051 or email bowiehsg@cityofbowie.org

Daniel J. Mears, Assistant City Manager

151538 (12-25)

THE PRINCE GEORGE’S
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WEBSITE: PGPOST.COM



Happy
Holidays

from

The Prince
George’s Post