

# *The Prince George's Post Newspaper*

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*or*

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\*\*\*\*\*

*Your Newspaper  
of  
Legal Record*

## 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 Winterton 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 re-possession and/or foreclosure of the property, if otherwise permitted by law and/or order of court.

Schedule "A"

LOT NUMBERED SEVENTEEN (17) IN BLOCK LETTERED "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

(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 Winterton 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 re-possession 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

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

## LEGALS

## PRINCE GEORGE'S COUNTY GOVERNMENT

Board of License Commissioners  
(Liquor Control Board)

## REGULAR SESSION

JANUARY 14, 2026

1. t/a Lesly's Grill, Samuel Umanzor, President/Secretary/Treasurer. Located at 6211 Baltimore Avenue, Riverdale, 20737- Request for a Special Entertainment Permit. Represented by Linda Carter, Esquire.

2. t/a Skyvibe Restaurant and Lounge, Adebayo Bello, Managing Member/Authorized Person. Located at 352-354 Main Street, Laurel, 20707- Request for a Special Entertainment Permit. Represented by Linda Carter, Esquire.

3. t/a House of Flavors, Norbert Azongho, Member-Manager. Located at 13460 Baltimore Avenue, Hyattsville, 20781, for an alleged violation of R.R. No. 37-Change in Mode of Operation of the Rules and Regulations of the Board of License Commissioners, for Prince George's County.

4. t/a Brazas Tex-Mex Bar & Grill, Maria D. Aguilar, President/Secretary/Treasurer, t/a Prime Restaurant, located at 5126 Baltimore Avenue, Hyattsville, 20781, for an alleged violation of R.R. No. 37-Change in Mode of Operation of the Rules and Regulations of the Board of License Commissioners, for Prince George's County.

5. t/a House of Soul Restaurant and Bar, Darnell Dinkins, Authorized Person, Tamara Ouckama Hawkins, Authorized Person. Located at 9430 Annapolis Road, Suite B, Lanham, 20706- Request for a Special Entertainment Permit. Represented by Linda Carter, Esquire.

6. t/a Kitchen Near You, Violet S. Fadimatou, Member-Manager, Lawrence N. Asonglefac Member-Manager. Located at 5321 Ager Road, Hyattsville, 20782- Request for a Special Entertainment Permit.

7. Daljit Singh, Member, t/a Cork and Bottle Liquors, located at 516 Main Street, Laurel, 20707, for an alleged violation of Alcoholic Beverage Article of the Annotated Code of Maryland and Rule and Regulation 88-NON-EFFECTUATION (Failure to put approved license or permits in use) of the Rules and Regulations for Prince George's County. Alcohol Awareness: 1. Pursuant to Section 4-505 and 26-1902.1 of the Alcoholic Beverages articles of the annotated Code of Maryland, the licensee(s) or a person employees at a licensee premises must be certified by an approved alcohol awareness program. 2. The licensee or an individual designated by licensee holder who is employed by licensee holder who is employed in a supervisory capacity shall be present on the licensee premises at all times when alcoholic beverages may be sold.

A virtual hearing will be held via Zoom at 7:00 p.m. on Wednesday, January 14, 2026. If you would like to attend, the link to the virtual hearing will be available one week prior to the BOLC's website at <http://bocl.mypgc.us>, or you may email [BLC@co.pg.md.us](mailto:BLC@co.pg.md.us) to request the link. Letters of Support or Oppositions should be submitted to our office at least 5 days prior to the day of the hearing. Additional information may be obtained by contacting the Board's Office at 301-583-9980.

## BOARD OF LICENSE COMMISSIONERS

Attest:  
Terence Sheppard  
Director  
December 23, 2025

151595 (1-1,1-8)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LORETTA NESBITT

Notice is given that Jonathan Nesbit, whose address is 2511 Red Cedar Drive, Mitchellville, MD 20721, was on December 17, 2025 appointed Personal Representative of the estate of LORETTA NESBITT, who died on March 9, 2025 without a will.

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

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

Any person 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 June, 2026.

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

**LEGALS**

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS  
TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
FRANCIS MOTEN

Notice is given that Vanessa Giles, whose address is 18 S Loudoun St, Lovettsville, VA 20180, was on December 17, 2025 appointed Personal Representative of the estate of FRANCIS MOTEN, who died on August 24, 2025 without a will.

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

All 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 June, 2026.

All persons having any objection to the probate of the will of the deceased shall file their objections with the Register of Wills on or before the 17th 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.

VANESSA GILES  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 138810  
151589 (1-1-8,1-15)

**LEGALS**

Stephen J. Reichert  
2221 Lake Ave.  
Baltimore, MD 21213  
410-299-4959

**NOTICE TO CREDITORS OF  
APPOINTMENT OF  
FOREIGN PERSONAL  
REPRESENTATIVE**

NOTICE IS HEREBY GIVEN that the Probate Court of Dallas County, Texas appointed Scott B. Frenkel, whose address is 12700 Park Central Drive, Suite 1900, Dallas, TX 75251, as the Independent Executor of the Estate of Arnold N. Williams who died on July 31, 2022 domiciled in Dallas County, Texas.

The Maryland resident agent for service of process is Stephen J. Reichert, whose address is 2221 Lake Ave., Baltimore, MD 21213.

At the time of death, the decedent owned real or leasehold property in the following Maryland counties:

BALTIMORE COUNTY,  
HOWARD COUNTY,  
MONTGOMERY COUNTY, AND  
PRINCE GEORGE'S COUNTY

All persons having claims against the decedent must file their claims with the Register of Wills for Prince George's County with a copy to the foreign personal representative on or before the earlier of the following dates:

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

(2) Two months after the foreign personal representative mails or delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claim within two months from the mailing or other delivery of the notice. Claims filed after that date or after a date extended by law will be barred.

SCOTT B. FRENKEL  
Foreign Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773  
Estate No. 139225  
151591 (1-1-8,1-15)

**THE ORPHANS' COURT FOR  
PRINCE GEORGE'S COUNTY,  
MARYLAND**  
P.O. Box 1729  
Upper Marlboro, Maryland 20773

In The Estate Of:  
LELA MAE SHORTER  
Estate No.: 138267

**NOTICE OF  
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Mark A. Brown for judicial probate for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on February 19, 2026 at 10:30 A.M.

This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
CERETA A. LEE  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
PHONE: (301) 952-3250

151576 (1-1-8)

**LEGALS**

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
SHENEAL PERKINS

Notice is given that Tamika Perkins, whose address is 6106 Alpine Street, District Heights, MD 20747, and Takia White, whose address is 6106 Alpine Street, District Heights, MD 20747, were on December 17, 2025 appointed Co-Personal Representatives of the estate of SHENEAL PERKINS who died on October 9, 2025 without a will.

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

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

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

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

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

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

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

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

TAMIKA PERKINS  
TAKIA WHITE  
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. 139648  
151590 (1-1-8,1-15)

**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 Anthony Wilson, whose address is 11505 Pegasus Ct, Upper Marlboro, MD 20772-7823, and Janet A Morris, whose address is 13908 King Gregory Way, Upper Marlboro, MD 20772-5909, were on December 11, 2025 appointed Co-Personal Representatives of the estate of JESSE ALPHONZO WILSON SR who died on August 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 co-personal representatives shall file their objection with the Register of Wills on or before the 17th day of June, 2026.

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

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

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

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

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

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

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. 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  
HILDA DIXON

Notice is given that Marissa Deanne Dixon Velez, whose address is 12009 Hickory Dr, Fort Washington, MD 20744-5123, was on December 15, 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 15th day of June, 2026.

All persons having any objection to the probate of the will of the deceased shall file their objections with the Register of Wills on or before the 15th day of June, 2026.

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 deceased 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.

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. 139284  
151543 (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 10, 2025 appointed Personal Representative of the estate of PATRICIA DICKERSON TOLLIVER 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 10th day of June, 2026.

All persons having any objection to the probate of the will of the deceased shall file their objections with the Register of Wills on or before the 10th day of June, 2026.

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 deceased 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.

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. 139640  
151542 (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  
SANDRA ANN GEORGE

Notice is given that Jennifer L Jones, whose address is 205 Shore Dr, Edgewater, MD 21037-2937, was on November 5, 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 deceased 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.

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  
Estate No. 139640  
151542 (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  
RONALD ALEXANDER CHAPPELL

Notice is given that Jene Ch

**LEGALS****NOTICE OF DEFAULT AND FORECLOSURE SALE**

WHEREAS, on June 4, 2008, a certain Deed of Trust was executed by Frances G. Rouse, a/k/a Frances Rouse as Grantor(s) in favor of World Alliance Financial Corp. as Beneficiary, and Lakeview Title Company as Trustee(s), and was recorded on June 17, 2008, in Book 29775, Page 583 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 April 25, 2022, and recorded on May 11, 2022, in Book 47645, Page 389, 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 12, 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 November 3, 2025 is \$337,876.73; 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 20, 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: 514 Carmody Hills Drive, Capitol Heights, MD 20743

Tax ID: 18-2088649

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 \$337,876.73.

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 \$34,000.00 in the form of a certified check or cashier's check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$34,000.00 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be apportioned 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: November 3, 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 re-possession and/or foreclosure of the property, if otherwise permitted by law and/or order of court.

Exhibit A

BEING KNOWN AND DESIGNATED as Lots Numbered Twenty-two (22), Twenty- three (23), Twenty-four (24) and Twenty-five (25), in Block lettered "C", in the subdivision known as "CARMODY HILLS", as per plat of said subdivision recorded in Plat Book SDH 3, at Plat 10, among the Land Records

**LEGALS**

of Prince George's County, Maryland, being in the 18th Election District of said County. The improvements thereon being known as 514 CARMODY HILLS DRIVE, CAPITOL HEIGHTS, MD 20743.

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

151599

(1-1-8-1-15)

**LEGALS****NOTICE OF DEFAULT AND FORECLOSURE SALE**

WHEREAS, on February 22, 2008, a certain Deed of Trust was executed by Sara Steward, a/k/a Sara Ann Steward as Grantor(s) in favor of Financial Freedom Senior Funding Corporation, a Subsidiary of Indymac Bank, F.S.B as Beneficiary, and Premier Title, LLC as Trustee(s), and was recorded on June 4, 2008, in Book 29736, Page 179 in the Office of the Land Records for Prince George's County, Maryland; and

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

WHEREAS, the Deed of Trust is now owned by the Secretary, pursuant to an assignment dated June 1, 2022, and recorded on June 15, 2022, in Book 47806, Page 95, 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 November 3, 2025 is \$379,336.55; 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 20, 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: 1006 Harrison Drive, Laurel, MD 20707

Tax ID: 10-1118926

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 \$379,336.55.

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 \$38,000.00 in the form of a certified check or cashier's check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$38,000.00 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be apportioned 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: November 3, 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 re-possession and/or foreclosure of the property, if otherwise permitted by law and/or order of court.

**LEGALS**

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 re-possession and/or foreclosure of the property, if otherwise permitted by law and/or order of court.

Exhibit A

Lot Numbered Eleven (11) in Block Lettered "G" in the subdivision known as "FAIRLAWN", as per Plat thereof recorded among the Land Records of Prince George's County, Maryland in Plat Book W.W.W. 19 at Plat 10.

BEING the same property conveyed to Sara Ann Steward from Wilford M. Steward and Sara Ann Steward, by Deed dated April 18, 1985, and recorded on April 14, 1985, in Liber 6308, Folio 445.

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

151600

(1-1-8-1-15)

**LEGALS****THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND**

P.O. Box 1729  
Upper Marlboro, Maryland 20773

**In The Estate Of:**  
CRYSTAL T. METCALF CURRAN  
AKA: CRYSTAL TIJUANA METCALF CURRAN  
AKA: CRYSTAL METCALF DESHONG CURRAN  
Estate No.: 133736

**NOTICE OF JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by LAWRENCE METCALF for judicial probate of the will dated **March 21, 2024**, with copy of pages 3-12, and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **February 17, 2026** at 10:30 A.M.

This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

LOT#10708  
2015 FORD  
VIN# 1FBAX2CG1FK7A1455

LOT# 10709  
2014 FORD  
VIN# 1FTFW1ETXEKF41943

LOT# 10710  
2017 FORD  
VIN# 3FA6P0HD9HR365582

LOT# 10711  
1998 HERRESHOFF 12-1/2' BOAT  
HIN# CAC02206D898  
SHM ANNAPOLIS, LLC  
DBA: SAFE HARBOR ANNAPOLIS

519 CHESTER AVE  
ANNAPOLIS

LOT# 10838  
2001 BAYLINER 24' BOAT  
DC# 2384 C  
HIN# USCA575KF001

BAY HARBOR MARINA & BOAT YARD  
6029 HERRING BAY RD  
DEALE

LOT# 10774  
2015 JEEP  
VIN# 1C4RJFAG0FC913111

LOT# 10774A  
1999 INFINITI  
VIN# JNRAR05Y4XW046544

LOT# 10776  
2006 FORD  
VIN# 1FTPW14506KB38708

LOT# 10800  
2019 MAZDA  
VIN# JM1BPBM0M0K1124909

LOT# 10808  
2017 HYUNDAI  
VIN# 5NMZUDLB8H027992

LOT# 10810  
2020 NISSAN  
VIN# 1N4BL4FWXLC139001

LOT# 10839

**LEGALS****County Executive Hearing**  
The County Executive  
of  
Prince George's County, Maryland**NOTICE OF PUBLIC HEARING  
ON THE  
PROPOSED FISCAL YEAR 2027 BUDGET**

The County Executive of Prince George's County, Maryland, hereby gives notice of her intent to hold a public hearing to receive citizen testimony on proposed budgetary policies and programs, as required by Article 8, Section 804 of the County Charter.

The Public Hearings on this proposal will be held on:

**MONDAY, JANUARY 12, 2026**  
HARMONY HALL REGIONAL CENTER  
10701 LIVINGSTON ROAD  
FORT WASHINGTON, MD 20744  
6:00 PM – 8:00 PM

**WEDNESDAY, JANUARY 21, 2026**  
KINGDOM FELLOWSHIP A.M.E. CHURCH  
11710 BELTSVILLE DRIVE  
CALVERTON, MD 20705  
6:00 PM – 8:00 PM

**THURSDAY, JANUARY 29, 2026**  
PRINCE GEORGE'S COUNTY COUNCIL HEARING ROOM  
WAYNE K. CURRY ADMINISTRATION BUILDING  
1301 MCCORMICK DRIVE, FIRST FLOOR  
LARGO, MARYLAND 20774  
6:00 PM – 8:00 PM

Persons wishing to provide in-person testimony can register online through the County's website (<https://mypygc.us/budget>) for placement on the advanced speakers list. All speakers must be pre-registered 24 hours before the scheduled public hearing date. If you encounter any problems registering on the County's website, please contact the Office of Management and Budget by telephone (301-952-3300) or email ([OMB@co.pg.md.us](mailto:OMB@co.pg.md.us)).

These are planned in-person meetings with the option to view via livestream. Live streaming will be available on the County's website – <https://mypygc.us/budget>.

**SPEAKER REGISTRATION LINK**  
<https://mypygc.us/budget>

A time limitation of three minutes will be imposed for all speakers. There may be only one speaker per organization.

**Written testimony will be accepted in lieu of, or in addition to, oral comments. Written testimony must be emailed to [OMB@co.pg.md.us](mailto:OMB@co.pg.md.us) by Friday, January 30, 2026.**

The County Executive encourages the involvement and participation of individuals with disabilities in its programs, services, and activities. Please contact the Office of Management and Budget at (301) 952-3300 or via email at [OMB@co.pg.md.us](mailto:OMB@co.pg.md.us) if your attendance will require an accommodation under Title II of the Americans with Disabilities Act. Reasonable accommodations will be available to meet the Americans with Disabilities Act.

**BY ORDER OF THE PRINCE GEORGE'S COUNTY EXECUTIVE**

**HONORABLE AISHA N. BRAVEBOY**  
County Executive

151668

(1-8,1-15,1-22)

**LEGALS**

**THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND**  
P.O. Box 1729  
Upper Marlboro, Maryland 20773

In The Estate Of:  
DONALD B. ALLEN  
Estate No.: 136435

**NOTICE OF JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by MARIA CRUZ DEALLEN for judicial probate for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **February 9, 2026 at 10:30 A.M.**

This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

**REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY**  
CERETA A. LEE  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
PHONE: (301) 952-3250

151646 (1-8,1-15)

**LEGALS**

**THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND**  
P.O. Box 1729  
Upper Marlboro, Maryland 20773

In The Estate Of:  
ELAINE P. ROSS  
Estate No.: 137006

**NOTICE OF JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by FRED' E. MAJOR, SR. for judicial probate for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **February 10, 2026 at 10:30 A.M.**

This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

**REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY**  
CERETA A. LEE  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
PHONE: (301) 952-3250

151648 (1-8,1-15)

151649 (1-8,1-15)

**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: **1/23/2026**.

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

2025 NISSAN SENTRA CA 95GN576 3N1AB8CV5SY303226

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

2006 JEEP GRAND CHEROKEE 1J8HR68226C102966  
2005 NISSAN ALTIMA DC Z3N719F2 1N4AL11D85C398962

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

2015 HONDA CIVIC MD 68395CL 19XFB2F74FE026041  
1993 CHEVROLET ASTRO 1GCDM15Z0PB116865  
2002 CHEVROLET SILVERADO MS JGF7757 1GCJC33GZ2F187453  
2000 HONDA CIVIC 1HGEI8145YL008576  
2018 NISSAN FRONTIER MD 5DW6835 1N6AD0EV5JN709280  
2008 VOLKSWAGEN JETTA 3VWJM71K98M182918  
2007 HONDA PILOT MD 7GJ9067 5FNYF28527B039813  
2010 HONDA PILOT 5FNYF4H5XAB020509  
2010 TOYOTA TACOMA MD 3DA1096 5TETX4CN3AZ720420  
2012 NISSAN YUKE JN8AF5MR1CT114492  
2014 FORD EXPLORER 1FM5K8GTXGB40856

**ABANDONED TRAILER**  
BLACK FLATBED/LOWBOY HAULER SEMI-TRAILER.  
2004 VIN# 1T9AS50344B540185  
LOCATION:  
1402 Ritchie Marlboro Rd, Capitol Heights, MD 20743



**ABANDONED TRAILER**  
WOODEN IRONBULL HAULER SEMI-TRAILER.  
2024 VIN# 50HEG3425R1114239  
LOCATION:  
1204 Ritchie Marlboro Rd, Capitol Heights, MD 20743



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

2002 TOYOTA SOLARA 2T1CE22P42C012679  
2011 LAND ROVER RANGE 1SLSF2D42BA271180  
2005 LAND ROVER RANGE ROVER SALME11415A197586

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

2021 CHEVROLET EXPRESS VA UB22203 1GCWGAF77M1173191  
2021 HONDA CRV 7FARW2H53ME005349

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

2014 BMW 2CP0780 WBA3B3C5XEJ979332  
2009 MERCEDES-BENZ C-300 TN 2CP0780 WDDGF81X49R070901  
2008 MERCEDES ML 350 VA TFL6669 4JGBB86E58A349547

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

1992 DODGE STEALTH CA 4LXV490 JB3XE74C7NY023086  
2004 FORD F-150 1FTPW14514KC81759  
2000 FORD FX35 1FTRX18L6YNB20097  
2003 CHEVROLET 3500 MD 09X297 1GBCJ39U43E276468  
1991 JEEP WRANGLER 2JFY2959MJ119785  
2001 TOYOTA CAMRY MD 7EA6954 4T1BE28K01U968842  
2009 NISSAN ROGUE MD 4GJ3006 JN8AS58V59W178738  
2004 INFINITI FX35 JNRA508W4X223263

**PAST & PRESENT TOWING & RECOVERY INC**  
7810 ACADEMY LANE  
LAUREL, MD 20707  
301-210-6222

2004 FORD E350 1FDWE35L54HA96145

151670 (1-8,1-15)

**LEGALS**

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

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

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

You must reclaim these vehicles by: **1/12/2026**.

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

1988 MERCEDES BENZ 260E VA TKE8581 WDBEA26D7JA697511

**PAST & PRESENT TOWING & RECOVERY INC**  
7810 ACADEMY LANE  
LAUREL, MD 20707  
301-210-6222

2016 ACURA TLX VA USL4185 19UUB2F35GA005841

151669 (1-8,1-15)

The  
Prince  
George's  
Post  
Newspaper  
Call  
301-627-0900  
or  
Email:  
bboice@pgpost.com  
Have  
a  
Very  
Safe  
Weekend

**LEGALS**

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

**SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY**

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 aforesaid Deed of Trust. The property is improved by a dwelling.

**Terms of Sale:** The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$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](http://www.tidewaterauctions.com)  
[www.xome.com](http://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](http://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 aforesaid Deed of Trust. The property is improved by a dwelling.

**Terms of Sale:** The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$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](http://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](http://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 aforesaid Deed of Trust. The property is improved by a dwelling.

**Terms of Sale:** The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$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](http://www.Auction.com) or call (800) 280-2832.

Richard E. Solomon, et al.,  
Substitute Trustees

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

151482

(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](http://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 aforesaid Deed of Trust. The property is improved by a dwelling.

**Terms of Sale:** The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$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](http://www.Auction.com) or call (800) 280-2832.

Richard E. Solomon, et al.,  
Substitute Trustees

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

151480

(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](http://www.cgd-law.com/sales)

**SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY**

3419 CHERRY HILL COURT  
BELTSVILLE, MD 20705

By authority contained in a Deed of Trust dated November 5, 2013 and recorded in Liber 35439, Folio 528, modified by Loan Modification Agreement recorded on August 6, 2015, at Liber No. 37299, Folio 263, and further modified by Loan Modification Agreement recorded on December 10, 2019, at Liber No. 42856, Folio 502, and further modified by Loan Modification Agreement recorded on May 6, 2024, at Liber No. 49788, Folio 369, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$216,015.00, and an interest rate of 7.250%, 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 20, 2026 AT 11:30 AM**

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

**Terms of Sale:** The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$18,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

Richard E. Solomon, et al.,  
Substitute Trustees

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

151566

(1-1,1-8,1-15)

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

**SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY**

14118 WAINWRIGHT COURT  
BOWIE, MD 20715

By authority contained in a Deed of Trust dated November 23, 2021 and recorded in Liber 47216, Folio 105, modified by Loan Modification Agreement recorded on June 6, 2024, at Liber No. 49880, Folio 124, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$375,000.00, and an interest rate of 3.250%, 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 20, 2026 AT 11:30 AM**

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

**Terms of Sale:** The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$38,000.00 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

## LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRSTO 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 (12-25.1-1-8)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRSTO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
GEORGIA M KINARD

Notice is given that Stewart N Jones, whose address is 735 W Tantallon 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 (12-25.1-1-8)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRSTO 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 (12-25.1-1-8)

## LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRSTO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
MARY SUSAN HUNGERFORD

Notice is given that Joseph A Bader, 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 (12-25.1-1-8)

## LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRSTO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
ESTHER BAILEY

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 ESTHER BAILEY, who died on October 9, 2025 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 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 (12-25.1-1-8)

## LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRSTO 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 20722, 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 (12-25.1-1-8)

## LEGALS

The Law Office Of  
Tracy DuPree Davis, LLC  
14616 Friendlywood Rd, #100  
Burtonsville, MD 20866  
301-502-4549NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRSTO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
JANE A. OBASI  
AKA: JANE NWAOBASI

Notice is given that Ugochukwu Obasi, whose address is 13213 Allesbury 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 (12-25.1-1-8)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRSTO 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 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.

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 (12-25.1-1-8)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRSTO 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

**LEGALS****ORDER OF PUBLICATION**

COLUMBIA LIENS LLC Plaintiff, v.

STEVEN H ROSS  
Prince George's County, Maryland  
Occupant  
Unknown OwnersALL OTHER PERSONS THAT  
HAVE OR CLAIM TO HAVE ANY  
INTEREST IN THE PROPERTY  
5001 FLORAL PARK RD, BRANDYWINE,  
MD 20613, Parcel No. 11-1189380,And  
ANY UNKNOWN OWNER OF  
THE PROPERTY 5001 FLORAL  
PARK RD, BRANDYWINE, MD  
20613, Parcel No. 11-1189380, 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-25-007219The object of this proceeding is to  
secure the foreclosure of all rights of  
redemption in the following property  
Parcel Identification Number  
11-1189380 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:

PROSPECT HILL 4.4000 Acres

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

It is thereupon this 29th 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 3rd day of March, 2026, and redeem the property with Parcel Identification Number 11-1189380 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

151604 (1-8-1-15-1-22)

**ORDER OF PUBLICATION**COLUMBIA LIENS LLC Plaintiff,  
v.MICHAEL J JR CASEY  
Prince George's County, Maryland  
Occupant  
Unknown OwnersALL OTHER PERSONS THAT  
HAVE OR CLAIM TO HAVE ANY  
INTEREST IN THE PROPERTY  
3100 KINGSWAY CT, FORT WASH-  
INGTON, MD 20744, Parcel No. 12-  
1224344,And  
ANY UNKNOWN OWNER OF  
THE PROPERTY 3100 KINGSWAY  
CT, FORT WASHINGTON, MD  
20744, Parcel No. 12-1224344, 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-25-007220The object of this proceeding is to  
secure the foreclosure of all rights of  
redemption in the following property  
Parcel Identification Number  
12-1224344 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:

13,081.0000 Sq Ft Ramsgate Lot 65

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

It is thereupon this 29th 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 3rd day of March, 2026, and redeem the property with Parcel Identification Number 12-1224344 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

151605 (1-8-1-15-1-22)

**LEGALS****ORDER OF PUBLICATION**COLUMBIA LIENS LLC Plaintiff,  
v.MARILYN MCPHERSON-CORDER  
Prince George's County, Maryland  
Occupant  
Unknown OwnersALL OTHER PERSONS THAT  
HAVE OR CLAIM TO HAVE ANY  
INTEREST IN THE PROPERTY  
10209 S CAMPUS WAY UNIT 30,  
UPPER MARLBORO, MD 20774, Parcel  
No. 13-1462159,And  
ANY UNKNOWN OWNER OF  
THE PROPERTY 10209 S CAMPUS  
WAY UNIT 30, UPPER MARLBORO,  
MD 20774, Parcel No. 13-1462159,  
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-25-007223The object of this proceeding is to  
secure the foreclosure of all rights of  
redemption in the following property  
Parcel Identification Number  
13-1462159 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:4,974.0000 Sq Ft & Imps Prince Place  
AtThe Complaint states, among  
other things, that the amounts nec-  
essary for redemption have not  
been paid.

It is thereupon this 29th 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 3rd day of March, 2026, and redeem the property with Parcel Identification Number 13-1462159 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

151606 (1-8-1-15-1-22)

**LEGALS****ORDER OF PUBLICATION**COLUMBIA LIENS LLC Plaintiff,  
v.FRED L JR & WENDY C JOHNSON  
Prince George's County, Maryland  
Occupant  
Unknown OwnersALL OTHER PERSONS THAT  
HAVE OR CLAIM TO HAVE ANY  
INTEREST IN THE PROPERTY  
1927 VILLAGE GREEN DR UNIT  
U201, LANDOVER, MD 20785, Parcel  
No. 13-1456714,And  
ANY UNKNOWN OWNER OF  
THE PROPERTY 1927 VILLAGE  
GREEN DR UNIT U201, LANDOVER,  
MD 20785, Parcel No. 13-1456714,  
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-25-007224The object of this proceeding is to  
secure the foreclosure of all rights of  
redemption in the following property  
Parcel Identification Number  
13-1456714 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:BLDG U UNIT #U-201 2,490.0000  
Sq Ft & Imps Windmill Square Co  
AtThe Complaint states, among  
other things, that the amounts nec-  
essary for redemption have not  
been paid.

It is thereupon this 29th 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 3rd day of March, 2026, and redeem the property with Parcel Identification Number 13-1456714 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

151607 (1-8-1-15-1-22)

**LEGALS****ORDER OF PUBLICATION**COLUMBIA LIENS LLC Plaintiff,  
v.RUBEN NAVARRO & MARTHA  
NAVARRO  
Prince George's County, Maryland  
Occupant  
Unknown OwnersALL OTHER PERSONS THAT  
HAVE OR CLAIM TO HAVE ANY  
INTEREST IN THE PROPERTY  
10239 PRINCE PL UNIT 404 11B,  
UPPER MARLBORO, MD 20774,  
Parcel No. 13-1402049,And  
ANY UNKNOWN OWNER OF  
THE PROPERTY 10239 PRINCE PL  
UNIT 404 11B, UPPER MARLBORO,  
MD 20774, Parcel No. 13-1402049,  
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-25-007225The object of this proceeding is to  
secure the foreclosure of all rights of  
redemption in the following property  
Parcel Identification Number  
10125 PRINCE PL UNIT 404 11B  
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:8TH SUPPLEMENT ARY PLAT  
UNIT 404-11B 1,476.0000 Sq Ft &  
Imps Treetop CondominiumThe Complaint states, among  
other things, that the amounts nec-  
essary for redemption have not  
been paid.

It is thereupon this 29th 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 3rd day of March, 2026, and redeem the property with Parcel Identification Number 10125 PRINCE PL UNIT 404 11B 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

151609 (1-8-1-15-1-22)

**LEGALS****ORDER OF PUBLICATION**COLUMBIA LIENS LLC Plaintiff,  
v.COLORTECH BDLG RENOVATION  
LLC  
Prince George's County, Maryland  
Occupant  
Unknown OwnersALL OTHER PERSONS THAT  
HAVE OR CLAIM TO HAVE ANY  
INTEREST IN THE PROPERTY  
15208 BRANDYWINE RD,  
BRANDYWINE, MD 20613, Parcel  
No. 11-1177328,And  
ANY UNKNOWN OWNER OF  
THE PROPERTY 15208 BRANDYWINE  
RD, BRANDYWINE, MD 20613, Parcel  
No. 11-1177328, 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-25-007229The object of this proceeding is to  
secure the foreclosure of all rights of  
redemption in the following property  
Parcel Identification Number  
11-1177328 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:2,000.0000 Sq Ft & Imps Howard  
Proctors Su Lot 4The Complaint states, among  
other things, that the amounts nec-  
essary for redemption have not  
been paid.

It is thereupon this 29th 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 3rd day of March, 2026, and redeem the property with Parcel Identification Number 11-1177328 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

151610 (1-8-1-15-1-22)

**LEGALS****ORDER OF PUBLICATION**COLUMBIA LIENS LLC Plaintiff,  
v.GAURANGKUMAR G SONI  
Prince George's County, Maryland  
Occupant  
Unknown OwnersALL OTHER PERSONS THAT  
HAVE OR CLAIM TO HAVE ANY  
INTEREST IN THE PROPERTY  
14503 NEALE DR, BRANDYWINE,  
MD 20613, Parcel No. 11-1147552,And  
ANY UNKNOWN OWNER OF  
THE PROPERTY 14503 NEALE DR,  
BRANDYWINE, MD 20613, Parcel  
No. 11-1147552, 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-25-007249The object of this proceeding is to  
secure the foreclosure of all rights of  
redemption in the following property  
Parcel Identification Number  
11-1147552 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:

1,760.0000 Acres &amp; Imps

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

It is thereupon this 29th 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 3rd day of March, 2026, and redeem the property with Parcel Identification Number 11-1147552 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

151611 (1-8-1-15-1-22)

**LEGALS****ORDER OF PUBLICATION**COLUMBIA LIENS LLC Plaintiff,  
v.POOL OF BETHESDA MIN INTL  
INC  
Prince George's County, Maryland  
Occupant  
Unknown OwnersALL OTHER PERSONS THAT  
HAVE OR CLAIM TO HAVE ANY  
INTEREST IN THE PROPERTY  
14333 LAUREL BOWIE RD UNIT  
108, LAUREL, MD 20708, Parcel No.  
10-1020387,And  
ANY UNKNOWN OWNER OF  
THE PROPERTY 14333 LAUREL  
BOWIE RD UNIT 108, LAUREL,  
MD 20708, Parcel No. 10-1020387,  
the unknown owner's heirs,  
devisees, and personal  
representatives and their or any of  
their heirs, devisees, executors,  
administrators, grantees,

**LEGALS****ORDER OF PUBLICATION**

COLUMBIA LIENS LLC Plaintiff,  
v.  
FREDERICK F COOPER & TINNEY NASEEA  
Prince George's County, Maryland  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 2442 IVERSON ST UNIT 2442, TEMPLE HILLS, MD 20748, Parcel No. 06-0654731,

And

ANY UNKNOWN OWNER OF THE PROPERTY 2442 IVERSON ST UNIT 2442, TEMPLE HILLS, MD 20748, Parcel No. 06-0654731, 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-25-00725**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0654731 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 2442 1,914,0000 Sq Ft & Imps Iverson Mews Condo

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

It is thereupon this 29th 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 3rd day of March, 2026, and redeem the property with Parcel Identification Number 06-0654731 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

151616 (1-8,1-15,1-22)

**ORDER OF PUBLICATION**

COLUMBIA LIENS LLC Plaintiff,  
v.  
ROBERT A GRESTY REV TRUST  
Prince George's County, Maryland  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7917 MARLBORO PIKE, DISTRICT HEIGHTS, MD 20747, Parcel No. 06-0624957,

And

ANY UNKNOWN OWNER OF THE PROPERTY 7917 MARLBORO PIKE, DISTRICT HEIGHTS, MD 20747, Parcel No. 06-0624957, 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-25-00725**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0624957 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:

PT PAR 204 FORESTVILLE(1055SF DFR P G CO L14717 F504 01)  
16,650,0000 Sq Ft & Imps

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

It is thereupon this 29th 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 3rd day of March, 2026, and redeem the property with Parcel Identification Number 06-0624957 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

151617 (1-8,1-15,1-22)

**LEGALS****ORDER OF PUBLICATION**

COLUMBIA LIENS LLC Plaintiff,  
v.  
JEANETTE A BURTON  
Prince George's County, Maryland  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 5014 SILVER HILL RD, SUITLAND, MD 20746, Parcel No. 06-0623231,

And

ANY UNKNOWN OWNER OF THE PROPERTY 5014 SILVER HILL RD, SUITLAND, MD 20746, Parcel No. 06-0623231, 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-25-00726**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0623231 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

LOT 3 EX 1265 SQ FT AT FR 6,590,0000 Sq Ft & Imps Bradbury Park Lot 3 Blk L

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

It is thereupon this 29th 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 3rd day of March, 2026, and redeem the property with Parcel Identification Number 06-0623231 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

151618 (1-8,1-15,1-22)

**ORDER OF PUBLICATION**

COLUMBIA LIENS LLC Plaintiff,  
v.  
DAVID C MAHONEY  
Prince George's County, Maryland  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 4646 DAVIS AVE, SUITLAND, MD 20746, Parcel No. 06-0608208,

And

ANY UNKNOWN OWNER OF THE PROPERTY 4646 DAVIS AVE, SUITLAND, MD 20746, Parcel No. 06-0608208, 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-25-00726**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0608208 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:

34,986,0000 Sq Ft & Imps Bradbury Park Lot 3 Blk L

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

It is thereupon this 29th 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 3rd day of March, 2026, and redeem the property with Parcel Identification Number 06-0608208 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

151619 (1-8,1-15,1-22)

**LEGALS****ORDER OF PUBLICATION**

COLUMBIA LIENS LLC Plaintiff,  
v.  
STEVIE M BRIGHT  
Prince George's County, Maryland  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 3917 BYERS ST, CAPITOL HEIGHTS, MD 20743, Parcel No. 06-0570432,

And

ANY UNKNOWN OWNER OF THE PROPERTY 3917 BYERS ST, CAPITOL HEIGHTS, MD 20743, Parcel No. 06-0570432, 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-25-00726**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0570432 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

LOTS 39,40 4,000,0000 Sq Ft Boulevard Heights Blk 9

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

It is thereupon this 29th 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 3rd day of March, 2026, and redeem the property with Parcel Identification Number 06-0570432 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

151620 (1-8,1-15,1-22)

**LEGALS****ORDER OF PUBLICATION**

COLUMBIA LIENS LLC Plaintiff,  
v.  
ROBERT A GRESTY REVOC TRUST  
Prince George's County, Maryland  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7913 MARLBORO PIKE, DISTRICT HEIGHTS, MD 20747, Parcel No. 06-0535385,

And

ANY UNKNOWN OWNER OF THE PROPERTY 7913 MARLBORO PIKE, DISTRICT HEIGHTS, MD 20747, Parcel No. 06-0535385, 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-25-00726**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0535385 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:

PT PAR 20 FORE STVILLE(894 SF DFR P G CO L14717 F504 01)

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

It is thereupon this 29th 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 3rd day of March, 2026, and redeem the property with Parcel Identification Number 06-0535385 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

151621 (1-8,1-15,1-22)

**LEGALS****ORDER OF PUBLICATION**

COLUMBIA LIENS LLC Plaintiff,  
v.  
WILLIE M WEAKS  
Prince George's County, Maryland  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7326 DONNELL PL UNIT 7326 B3, DISTRICT HEIGHTS, MD 20747, Parcel No. 06-0527580,

And

ANY UNKNOWN OWNER OF THE PROPERTY 7326 DONNELL PL UNIT 7326 B3, DISTRICT HEIGHTS, MD 20747, 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-25-00726**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0527580 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:

7326-UNIT B-3 1,623,0000 Sq Ft & Imps Holly Hill Condo-

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

It is thereupon this 29th 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 3rd day of March, 2026, and redeem the property with Parcel Identification Number 06-0527580 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

151622 (1-8,1-15,1-22)

**ORDER OF PUBLICATION**

COLUMBIA LIENS LLC Plaintiff,  
v.  
MOTIR SERVICES INCORPORATED  
Prince George's County, Maryland  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 5408 WOODACRE RD, SUITLAND, MD 20746, Parcel No. 06-0488197,

And

ANY UNKNOWN OWNER OF THE PROPERTY 5408 WOODACRE RD, SUITLAND, MD 20746, Parcel No. 06-0488197, 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-25-0**

## LEGALS

## ORDER OF PUBLICATION

COLUMBIA LIENS LLC Plaintiff, v.

DARIAN L MORGAN  
Prince George's County, Maryland  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT  
HAVE OR CLAIM TO HAVE ANY  
INTEREST IN THE PROPERTY  
4416 BLUE HERON WAY UNIT  
4416, BLADENSBURG, MD 20710,  
Parcel No. 02-3245339

And

ANY UNKNOWN OWNER OF  
THE PROPERTY 4416 BLUE  
HERON WAY UNIT 4416,  
BLADENSBURG, MD 20710, Parcel  
No. 02-3245339, the unknown  
owner's heirs, devisees, and per-  
sonal representatives and their or  
any of their heirs, devisees, execu-  
tors, administrators, grantees, as-  
signs or successors in right, title and  
interest.

Defendants.

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. C-16-CV-25-007272**

The object of this proceeding is to  
secure the foreclosure of all rights of  
redemption in the following property  
Parcel Identification Number  
02-3245339 in Prince George's  
County, sold by the Collector of  
Taxes for Prince George's County  
and the State of Maryland to the  
plaintiff in this proceeding:

5,535.0000 Sq Ft & Imps Hamlet  
Wood A Con

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

It is thereupon this 29th 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 3rd day of March, 2026, and redeem the property with Parcel Identification Number 02-3245339 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

151628 (1-8-15-1-22)

## LEGALS

## ORDER OF PUBLICATION

COLUMBIA LIENS LLC Plaintiff, v.

NATIONAL PHILLPPN CUL  
FOUDATN INC  
Prince George's County, Maryland  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT  
HAVE OR CLAIM TO HAVE ANY  
INTEREST IN THE PROPERTY  
10501 THORNE DR, FORT WASH-  
INGTON, MD 20744, Parcel No. 05-  
0337600,

And

ANY UNKNOWN OWNER OF  
THE PROPERTY 10501 THORNE  
DR, FORT WASHINGTON, MD  
20744, Parcel No. 05-0337600, the  
unknown owner's heirs, devisees, and  
personal representatives and their or  
any of their heirs, devisees, execu-  
tors, administrators, grantees, as-  
signs or successors in right, title and  
interest.

Defendants.

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. C-16-CV-25-007274**

The object of this proceeding is to  
secure the foreclosure of all rights of  
redemption in the following property  
Parcel Identification Number  
05-0337600 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:

19,837.0000 Sq Ft Mary-catherine  
Est Lot 9 Blk K

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

It is thereupon this 29th 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 3rd day of March, 2026, and redeem the property with Parcel Identification Number 05-0295899 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

151629 (1-8-15-1-22)

## ORDER OF PUBLICATION

COLUMBIA LIENS LLC Plaintiff, v.

TERENCE L & DEBORAH D P  
BELL  
Prince George's County, Maryland  
Occupant  
Unknown Owners  
DEBORAH PARKER BELL  
Prince George's County, Maryland  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT  
HAVE OR CLAIM TO HAVE ANY  
INTEREST IN THE PROPERTY  
6905 DECATUR PL, HY-  
ATTISVILLE, MD 20784, Parcel No.  
02-0128553,

And

ANY UNKNOWN OWNER OF  
THE PROPERTY 6905 DECATUR  
PL, HYATTISVILLE, MD 20784, Parcel  
No. 02-0128553, the unknown  
owner's heirs, devisees, and per-  
sonal representatives and their or  
any of their heirs, devisees, execu-  
tors, administrators, grantees, as-  
signs or successors in right, title and  
interest.

Defendants.

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. C-16-CV-25-007283**

The object of this proceeding is to  
secure the foreclosure of all rights of  
redemption in the following property  
Parcel Identification Number  
02-0128553 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:

7,991.0000 Sq.Ft. Woodlawn Lot 16  
Blk 15

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

It is thereupon this 29th 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 3rd day of March, 2026, and redeem the property with Parcel Identification Number 02-0128553 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

151634 (1-8-15-1-22)

## LEGALS

## ORDER OF PUBLICATION

COLUMBIA LIENS LLC Plaintiff, v.

DARNELL TINES  
Prince George's County, Maryland  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT  
HAVE OR CLAIM TO HAVE ANY  
INTEREST IN THE PROPERTY  
11703 PISCATAWAY RD, CLINTON,  
MD 20735, Parcel No. 05-  
0295899,

And

ANY UNKNOWN OWNER OF  
THE PROPERTY 11703 PISCAT-  
AWAY RD, CLINTON, MD 20735,  
Parcel No. 05-0295899, the unknown  
owner's heirs, devisees, and per-  
sonal representatives and their or  
any of their heirs, devisees, execu-  
tors, administrators, grantees, as-  
signs or successors in right, title and  
interest.

Defendants.

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. C-16-CV-25-007275**

The object of this proceeding is to  
secure the foreclosure of all rights of  
redemption in the following property  
Parcel Identification Number  
05-0295899 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:

19,837.0000 Sq Ft Mary-catherine  
Est Lot 9 Blk K

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

It is thereupon this 29th 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 3rd day of March, 2026, and redeem the property with Parcel Identification Number 05-3669116 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

151630 (1-8-15-1-22)

## ORDER OF PUBLICATION

COLUMBIA LIENS LLC Plaintiff, v.

PETER A & OMOBOLANIE T  
MAKINDE  
Prince George's County, Maryland  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT  
HAVE OR CLAIM TO HAVE ANY  
INTEREST IN THE PROPERTY  
5632 ANNAPOLIS RD UNIT 9,  
BLADENSBURG, MD 20710, Parcel  
No. 02-0122705,

And

ANY UNKNOWN OWNER OF  
THE PROPERTY 5632 ANNAPOLIS  
RD UNIT 9, BLADENSBURG,  
MD 20710, Parcel No. 02-0122705,  
the unknown owner's heirs, de-  
visees, and personal representa-  
tives 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-25-007294**

The object of this proceeding is to  
secure the foreclosure of all rights of  
redemption in the following property  
Parcel Identification Number  
02-0122705 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:

19,837.0000 Sq.Ft. Woodlawn Lot 16  
Blk 15

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

It is thereupon this 29th 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 3rd day of March, 2026, and redeem the property with Parcel Identification Number 02-0122705 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

151635 (1-8-15-1-22)

## LEGALS

## ORDER OF PUBLICATION

COLUMBIA LIENS LLC Plaintiff, v.

THE CAYARD GROUP LLC  
Prince George's County, Maryland  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT  
HAVE OR CLAIM TO HAVE ANY  
INTEREST IN THE PROPERTY  
8320 HOOK LN, UPPER MARL-  
BORO, MD 20772, Parcel No. 03-  
3669116,

And

ANY UNKNOWN OWNER OF  
THE PROPERTY 8320 HOOK LN,  
UPPER MARLBORO, MD 20772,  
Parcel No. 03-3669116, the unknown  
owner's heirs, devisees, and per-  
sonal representatives and their or  
any of their heirs, devisees, execu-  
tors, administrators, grantees, as-  
signs or successors in right, title and  
interest.

Defendants.

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. C-16-CV-25-007276**

The object of this proceeding is to  
secure the foreclosure of all rights of  
redemption in the following property  
Parcel Identification Number  
03-3669116 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:

(NEW FR 0191981 STR 05) 6.9900  
Acres.

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

It is thereupon this 29th 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 3rd day of March, 2026, and redeem the property with Parcel Identification Number 03-3669116 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

151631 (1-8-15-1-22)

## ORDER OF PUBLICATION

COLUMBIA LIENS LLC Plaintiff, v.

LIFELINE INC  
Prince George's County, Maryland  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT  
HAVE OR CLAIM TO HAVE ANY  
INTEREST IN THE PROPERTY  
5632 ANNAPOLIS RD UNIT 7,  
BLADENSBURG, MD 20710, Parcel  
No. 02-0122689,

And

ANY UNKNOWN OWNER OF  
THE PROPERTY 5632 ANNAPOLIS  
RD UNIT 7, BLADENSBURG,  
MD 20710, Parcel No. 02-0122689,  
the unknown owner's heirs, de-  
visees, and personal representa-  
tives 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-25-007295**

The object of this proceeding is to  
secure the foreclosure of all rights of  
redemption in the following property  
Parcel Identification Number  
02-0122689 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 7 4,860.0000 Sq.Ft. & Imps  
Annapolis Road Med

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

It is thereupon this 30th

## LEGALS

## ORDER OF PUBLICATION

COLUMBIA LIENS LLC Plaintiff, v.

LUIS A PINEDA  
Prince George's County, Maryland  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 12318 OLD GUNPOWDER ROAD SPUR, BELTSVILLE, MD 20705, Parcel No. 01-4021424,

And

ANY UNKNOWN OWNER OF THE PROPERTY 12318 OLD GUNPOWDER ROAD SPUR, BELTSVILLE, MD 20705, Parcel No. 01-4021424, 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-25-00729

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 01-4021424 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:

15,219,000 Sq.Ft. Cross Creek Club Lot 1 Blk Z

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

It is thereupon this 30th 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 3rd day of March, 2026, and redeem the property with Parcel Identification Number 01-4021424 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN  
Clerk of the Circuit Court for Prince George's County, MarylandTrue Copy—Test:  
Mahasin El Amin, Clerk

151661 (1-8,1-15,1-22)

## LEGALS

V. Peter Markuski, Jr.  
9101 Cherry Ln #207  
Laurel, MD 20708  
301-953-7480NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF KAREN V. BLACKWELL

Notice is given that Jovan Ashton, whose address is 2826 Patuxent River Run, Davidsonville, MD 21035, was on December 23, 2025 appointed Personal Representative of the estate of KAREN V. BLACKWELL who died on October 13, 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 29th day of June, 2026.

All interested persons or unpaid claimants 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 23rd day of June, 2026.

All persons having any objection to the probate of the will of the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills on or before the 23rd 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 on or before the 23rd day of June, 2026.

(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.

DANA L BROWN  
Personal RepresentativeCERETA A. LEE  
REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTYP.O. Box 1729  
UPPER MARLBORO, MD 20773-1729

151653 (1-8,1-15,1-22)

Estate No. 139803  
151651 (1-8,1-15,1-22)

## LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARY L PEACE

Notice is given that Dana L Brown, whose address is 1131 Ingate Rd, Baltimore, MD 21227, was on December 29, 2025 appointed Personal Representative of the estate of MARY L PEACE 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 of the personal representative shall file their objection with the Register of Wills on or before the 29th 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 23rd 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 on or before the 23rd day of June, 2026.

(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.

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

151653 (1-8,1-15,1-22)

## LEGALS

NOTICE OF QUIET  
TITLE ACTIONKenneth J. Hunt  
206 E. Mill Avenue  
Capitol Heights, MD 20743Antoinette Bunkley  
2009 Linda Vista Avenue  
Pasadena, CA 91103Angela Bunkley, formerly Angela Williams,  
509 Branch Line Road, Apt 26  
Odenton, MD 21113 Plaintiffs,  
v.Estate of Valdia Pauline Barabino  
Corso

Kenneth J. Hunt, Personal Representative

206 E. Mill Avenue  
Capitol Heights, MD 20743,

Estate of Joseph F. Corso, and all persons known claiming any legal or equitable right, title, estate, lien, or interest in the property described in the Complaint named as DOES 1-5, Defendants.

In the Circuit Court for Prince George's County, Maryland Case Number: C-16-CV-25-007148

(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.

NAKITA N BUSH  
Personal RepresentativeCERETA A. LEE  
REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTYP.O. Box 1729  
UPPER MARLBORO, MD 20773-1729

151640 (1-8,1-15,1-22)

Estate No. 138789  
151640 (1-8,1-15,1-22)NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF SONSEAHRAY ADAMS

Notice is given that Kenneth J. Hunt of 206 E. Mill Avenue, Capitol Heights, MD 20743, Antoinette Bunkley of 2009 Linda Vista Avenue, Pasadena, CA, and Angela Bunkley (formerly known as Angela Williams) of 509 Branch Line Road, Odenton, MD 21113 have petitioned the Circuit Court of Maryland for Prince George's County, MD to declare them the legal owners and permanently enjoin and restrain any person from asserting an estate, right, title, or interest whatsoever adverse to the them in or to the real property or any part of it with the legal description,

Condominium Unit numbered and lettered 3841, T-3 in the subdivision known as "MARLOW TOWERS CONDOMINIUM", as established pursuant to Condominium Master Deed made by Marlow Madison Condominium Limited Partnership, a Limited Partnership, organized and existing under the laws of the State of Maryland, dated September 15, 1972 and recorded among the Land Records of Prince George's County, Maryland in Liber 4127 at folio 306, and pursuant to the Plats and Plans for Marlow Towers Condominium, described in said Master Deed, recorded among the Land Records of said County and State, in Condominium Plan Book 79 as Plats numbered 82 thru 100 inclusive, and Condominium Plan Book 81 as Plat numbered 1 thru 15 inclusive.

Being in the 6th Election District of said County.

With tax account number 06-653329 and street address 3841 Saint Barnabas Road, Unit T-3, Suitland, Maryland 20746.

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LAWRENCE Z GARRISON

Notice is given that Lawrence L Garrison, whose address is 2315 Gaylord Dr, Suitland, MD 20746-1444, was on December 29, 2025 appointed Personal Representative of the estate of LAWRENCE Z GARRISON, who died on December 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 23rd 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 23rd 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 on or before the 23rd day of June, 2026.

(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.

Condominium Unit numbered and lettered 3841, T-3 in the subdivision known as "MARLOW TOWERS CONDOMINIUM", as established pursuant to Condominium Master Deed made by Marlow Madison Condominium Limited Partnership, a Limited Partnership, organized and existing under the laws of the State of Maryland, dated September 15, 1972 and recorded among the Land Records of Prince George's County, Maryland in Liber 4127 at folio 306, and pursuant to the Plats and Plans for Marlow Towers Condominium, described in said Master Deed, recorded among the Land Records of said County and State, in Condominium Plan Book 79 as Plats numbered 82 thru 100 inclusive, and Condominium Plan Book 81 as Plat numbered 1 thru 15 inclusive.

Being in the 6th Election District of said County.

With tax account number 06-653329 and street address 3841 Saint Barnabas Road, Unit T-3, Suitland, Maryland 20746.

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF SONSEAHRAY ADAMS

Notice is given that Martin Murray, whose address is 4302 Lord Fairford Ct, Upper Marlboro, MD 20772-5919, was on December 23, 2025 appointed Personal Representative of the estate of SONSEAHRAY ADAMS, who died on January 10, 2023 without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 23rd 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 23rd 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 on or before the 23rd day of June, 2026.

(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.

Condominium Unit numbered and lettered 3841, T-3 in the subdivision known as "MARLOW TOWERS CONDOMINIUM", as established pursuant to Condominium Master Deed made by Marlow Madison Condominium Limited Partnership, a Limited Partnership, organized and existing under the laws of the State of Maryland, dated September 15, 1972 and recorded among the Land Records of Prince George's County, Maryland in Liber 4127 at folio 306, and pursuant to the Plats and Plans for Marlow Towers Condominium, described in said Master Deed, recorded among the Land Records of said County and State, in Condominium Plan Book 79 as Plats numbered 82 thru 100 inclusive, and Condominium Plan Book 81 as Plat numbered 1 thru 15 inclusive.

Being in the 6th Election District of said County.

With tax account number 06-653329 and street address 3841 Saint Barnabas Road, Unit T-3, Suitland, Maryland 20746.

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LAWRENCE Z GARRISON

Notice is given that Lawrence L Garrison, whose address is 2315 Gaylord Dr, Suitland, MD 20746-1444, was on December 29, 2025 appointed Personal Representative of the estate of LAWRENCE Z GARRISON, who died on December 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 23rd 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 23rd 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 on or before the 23rd day of June, 2026.

(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.

Condominium Unit numbered and lettered 3841, T-3 in the subdivision known as "MARLOW TOWERS CONDOMINIUM", as established pursuant to Condominium Master Deed made by Marlow Madison Condominium Limited Partnership, a Limited Partnership, organized and existing under the laws of the State of Maryland, dated September 15, 1972 and recorded among the Land Records of Prince George's County, Maryland in Liber 4127 at folio 306, and pursuant to the Plats and Plans for Marlow Towers Condominium, described in said Master Deed, recorded among the Land Records of said County and State, in Condominium Plan Book 79 as Plats numbered 82 thru 100 inclusive, and Condominium Plan Book 81 as Plat numbered 1 thru 15 inclusive.

Being in the 6th Election District of said County.

With tax account number 06-653329 and street address 3841 Saint Barnabas Road, Unit T-3, Suitland, Maryland 20746.

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF SONSEAHRAY ADAMS

Notice is given that Kenneth J. Hunt, whose address is 206 E. Mill Avenue, Capitol Heights, MD 20743, Antoinette Bunkley (formerly known as Angela Williams) of 509 Branch Line Road, Odenton, MD 21113 have petitioned the Circuit Court of Maryland for Prince George's County, MD to declare them the legal owners and permanently enjoin and restrain any person from asserting an estate, right, title, or interest whatsoever adverse to the them in or to the real property or any part of it with the legal description,

Condominium Unit numbered and lettered 3841, T-3 in the subdivision known as "MARLOW TOWERS CONDOMINIUM", as established pursuant to Condominium Master Deed made by Marlow Madison Condominium Limited Partnership, a Limited Partnership, organized and existing under the laws of the State of Maryland, dated September 15, 1972 and recorded among the Land

## 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 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.

SHEILA M LEWIS  
Personal Representative

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

Estate No. 139654  
151544 (12-25-1,1-8)

V. PETER MARKUSKI, JR.  
9101 CHERRY LN #207  
LAUREL, MD 20708  
(301) 953-7480

SMALL ESTATE  
NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS  
TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
CHARLES E. SMITH

Notice is given that MILDRED ELIZABETH BRISCOE, whose address is 8705 LINDALE DRIVE, LAUREL, MD 20707, was on December 19, 2025 appointed personal representative of the small estate of Charles E. Smith who died on November 8, 2025 with a will.

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

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

Claim forms may be obtained from the Register of Wills.

MILDRED ELIZABETH BRISCOE  
Personal Representative

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

Estate No. 139805  
151636 (1-8)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS  
TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
CHERYL CEPHAS

Notice is given that Marvin Dario, whose address is 4409 Lullwater Drive, Darlington, SC 29532-6941, was on October 17, 2025 appointed Personal Representative of the estate of Cheryl Cephas who died on April 13, 2025 with a will.

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

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

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.

MARVIN PIERCE  
Personal Representative

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

Estate No. 137828  
151578 (1-1,8-1,15)

V. Peter Markuski, Jr.  
Goodman, Bernstein & Markuski  
9101 Cherry Lane #207  
Laurel, MD 20708  
301-953-1339

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS  
TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
GLADYS OLIVIA MILLER

Notice is given that Carolyn Miller, whose address is 8115 Muirkirk Road, Beltsville, MD 20705, was on December 23, 2025 appointed Personal Representative of the estate of GLADYS OLIVIA MILLER who died on October 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 shall file their objection with the Register of Wills on or before the 23rd 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 23rd 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 18th 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.

CAROLYN MILLER  
Personal Representative

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

Estate No. 139801  
151650 (1-8,1-15,1-22)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS  
TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
DOLLEAN POWELL

Notice is given that Dana James, whose address is 4908 Lullwater Drive, Darlington, SC 29532-6941, was on December 19, 2025 appointed Personal Representative of the estate of Dollean Powell who died on April 24, 2025 with a will.

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

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

DANA JAMES  
Personal Representative

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

Estate No. 137909  
151581 (1-1,8-1,15)

Tina A Hall  
519 S. Sharp Street  
Baltimore, Maryland 21201  
410-528-0327

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS  
TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
ELIZABETH BALCER-KUBICZEK

Notice is given that Eva Fleur Kubiczeck Love, whose address is 3106 Ludlow Road, Cleveland, OH 44120, was on December 18, 2025 appointed Personal Representative of the estate of NORMA GAIL JOHNSON, who died on June 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 objection with the Register of Wills on or before the 18th 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 18th 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 18th 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.

EVA FLEUR KUBICZEK LOVE  
Personal Representative

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

Estate No. 139399  
151580 (1-1,8-1,15)

## LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS  
TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
GEORGE ALBERTO CARCAMO

Notice is given that Melissa Carcamo, whose address is 7810 Powhatan St, New Carrollton, MD 20784-3530, was on December 19, 2025 appointed Personal Representative of the estate of GEORGE ALBERTO CARCAMO, who died on June 16, 2025 without a will.

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

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

MELISSA CARCAMO  
Personal Representative

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

Estate No. 139395  
151583 (1-1,8-1,15)

JOEL FENTY  
Personal Representative

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

Estate No. 139245  
151584 (1-1,8-1,15)

## LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS  
TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
DOROTHY FENTY

Notice is given that Joel Fenty, whose address is 17007 Usher Pl, Upper Marlboro, MD 20772-3443, was on December 18, 2025 appointed Personal Representative of the estate of DOROTHY FENTY, who died on August 25, 2025 without a will.

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

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

JOEL FENTY  
Personal Representative

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**LEGALS**

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

**SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY**

5716 SILK TREE DRIVE  
RIVERDALE, MD 20737

By authority contained in a Deed of Trust dated September 13, 2004 and recorded in Liber 21475, Folio 605, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$341,600.00, and an interest rate of 3.000%, 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 27, 2026 AT 11:30 AM**

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$41,000.00 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.

This property will be sold subject to the IRS right of redemption for a period of 120 days after the sale.

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

Richard E. Solomon, et al.,  
Substitute Trustees

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

151602

(1-8,1-15,1-22)

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

**SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY**

12212 APACHE TEAR CIRCLE  
LAUREL, MD 20708

By authority contained in a Deed of Trust dated March 29, 2013 and recorded in Liber 34575, Folio 85, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$266,000.00, 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 27, 2026 AT 11:30 AM**

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$23,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

Richard E. Solomon, et al.,  
Substitute Trustees

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

151663

(1-8,1-15,1-22)

**LEGALS**

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

**SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY**

5702 NEWTON STREET  
CHEVERLY, MD 20784

By authority contained in a Deed of Trust dated March 29, 2019 and recorded in Liber 41998, Folio 387, modified by Loan Modification Agreement recorded on September 22, 2023, at Liber No. 49167, Folio 281, and further modified by Loan Modification Agreement recorded on June 23, 2023, at Liber No. 48931, Folio 85, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$235,653.00, and an interest rate of 6.625%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex—If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

**JANUARY 27, 2026 AT 11:30 AM**

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$15,000.00 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.

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

Richard E. Solomon, et al.,  
Substitute Trustees

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**SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY**

13804 KING FREDRICK WAY  
UPPER MARLBORO, MD 20772

By authority contained in a Deed of Trust dated February 11, 2021 and recorded in Liber 45032, Folio 106, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$228,937.00, and an interest rate of 4.000%, 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 27, 2026 AT 11:30 AM**

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$25,000.00 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.

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**SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY**

11301 WYCOMBE PARK LANE  
GLENN DALE, MD 20769

By authority contained in a Deed of Trust dated October 26, 2006 and recorded in Liber 29938, Folio 579, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$571,200.00, and an interest rate of 6.000%, 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 27, 2026 AT 11:30 AM**

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

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

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This property will be sold subject to the IRS right of redemption for a period of 120 days after the sale.

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LINTHICUM HEIGHTS, MD 21090  
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**SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY**

5810 CHESTNUT HILL ROAD  
COLLEGE PARK, MD 20740

By authority contained in a Deed of Trust dated October 4, 1996 and recorded in Liber 11122, Folio 121, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$129,200.00, and an interest rate of 4.000%, 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

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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 \$9,800.00 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.

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