

COUNTY CHURCH DIRECTORY

UNITED METHODIST

WESTPHALIA
United Methodist Church

"A CHURCH ON THE REACH FOR GOD"
9363 D'Arcy Road
Upper Marlboro, MD

Two Worship Services:
8 and 10:30 a.m.
Sunday School: 9:30

(301)735-9373
Fax: (301) 735-1844

Rev. Dr. Timothy West,
Pastor

ALL ARE WELCOME

Web Site:
www.westphaliaum.org

BAPTIST

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'A Bible Based, Christ Centered & Spirit Led Congregation'

6801 Sheriff Road Landover, MD
20785 (301) 773-6655

Sunday Biblical Institute:
9:30 a.m.
Sunday Worship:
7:30 a.m., 10:45 a.m.
Saturday Worship:
6:30 p.m.

'WONDERFUL WEDNESDAYS WITH JESUS':
12 noon (The Power Hour) and 6:45 pm

"A Time of Prayer, Praise, Worship, & The Word"
Dr. Henry P. Davis III, Pastor
www.fhbp.org

BAPTIST

First Baptist Church of College Park
Welcomes You Where Jesus Christ Is Lord and King
Stephen L. Wright, Sr., Pastor

5018 Lakeland Road
College Park, MD 20740
301-474-3995
www.fbc-cp.org

Sunday School 9:30a.m.
Sunday Worship 11a.m.
Holy Communion 1st Sunday
Wednesday Bible Study 7-8p.m.
Wednesday Prayer Service 8p.m.

UNITED METHODIST

Union
United Methodist Church

14418 Old Marlboro Pike,
Upper Marlboro, MD

Church (301) 627-7389

Sunday School (Children/Adults) - 8:30 a.m.
Sunday Worship: 10:00 a.m.

Reverend Twanda E. Prioleau,
Pastor
www.uumchurch.com

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20785 • 301-490-2625

Rev. Ranessa Mayo, Pastor

"We are training disciples to experience victory in every area of their lives"
Matthew 28:19-20

Sunday School 9:00 a.m.
Morning Worship 10:00 a.m.

Soulful Thursdays
Bible Study 7:00 p.m.

BAPTIST

Forest Heights Baptist Church

We exist to strengthen your relationship with God.
6371 Oxon Hill Road
Oxon Hill, Maryland 20745
Sunday School (Adults & Children) - 9:30 A.M.
Worship Service - 11:00 A.M.
Wed. Prayer Service & Bible Study - 7:00 P.M.
Office (301) 839-1166
Fax (301) 839-1721
E-mail: FHBC@verizon.net
Pastor: Rev. Waymond B. Duke

COMMUNITY CHURCH

WORD OF GOD COMMUNITY CHURCH
"The Church Where Everybody is Somebody and Jesus is Lord"

4109 Edmonston Road Bladensburg, MD
(301) 864-3437

Intercessory Prayer: Sundays - 8:30 a.m.
Church School: - 9:15 a.m.
Morning Worship Celebration - 10:30 a.m.
Wed. Night Bible Study - 7:45 p.m.
Elder Willie W. Duvall, Pastor

CLASSIFIEDS

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Wanted to Lease +/- 25 acres for solar farm, \$75,000+ /yr. Call to qualify (443) 926-9069.

LEGALS

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

In The Estate Of: TAKIYAH JAMILA SPRIGGS
Estate No.: 125929

NOTICE OF JUDICIAL PROBATE
To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Thomas J. Kokolis 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 **March 7, 2023 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

143623 (12-29-1-5)

LEGALS

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

In The Estate Of: ADA P. HARRIS
Estate No.: 125944

NOTICE OF JUDICIAL PROBATE
To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Thomas J. Kokolis 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 **March 7, 2023 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

143624 (12-29-1-5)

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LEGALS

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

In The Estate Of: RUSSELL HERBERT POWELL, JR.
Estate No.: 125987

NOTICE OF JUDICIAL PROBATE
To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Thomas J. Kokolis 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 **March 7, 2023 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

143625 (12-29-1-5)

LEGALS

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

In The Estate Of: RUSSELL HERBERT POWELL, JR.
Estate No.: 125987

NOTICE OF JUDICIAL PROBATE
To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Thomas J. Kokolis 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 **March 7, 2023 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

143625 (12-29-1-5)

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Medical Debt from A3

A 2020 Gonzales poll by Economic Action Maryland showed that 34% of Marylanders would not be able to pay an unexpected \$500 medical bill.

Medical debt also disproportionately affects Black people. In Maryland, 24% of Black residents said they delayed seeking medical care because of costs compared to 12% of white people.

"Unlike a lot of other debts, no one chooses to get sick," said Marceline White, director of Economic Action Maryland, an organization that has helped pass legislation targeting unfair medical debt practices.

"You can't cost-comparison shop when you're in an ambulance on the way to a hospital," she said. "So many families simply don't have the resources to absorb that kind of unexpected financial blow, which can be catastrophic."

White said the new bill by Van Hollen and Murphy is a positive step for the country and targets the "most egregious" medical debt practices.

She stressed the importance of reform with the backdrop of the ongoing COVID-19 pandemic and said there has been broad support in Maryland for this type of legislation.

"I think we are going to see continued strains on our health care system, and on many families who are having chronic illnesses sort of post-pandemic post-COVID," White said. "I think this should be something that most Americans and most members of Congress can agree upon. At least I would certainly hope so."

RIP Medical Debt is a charity established to reduce the burden of medical debt on low-income families using donations, paying off over \$7 billion of debt since 2014 for over 4 million people. CEO and president of RIP Medical Debt, Allison Sesso, is enthusiastic about federal attention to the topic.

"We must do more to protect patients from medical debt and ensure people get the health care they need without fear of incurring debt," Sesso said in a statement to Capital News Service. "(The bill) takes positive steps toward addressing the data challenges we face in understanding the prevalence of medical debt so we can better target policy solutions and more closely monitor the use of extraordinary collection actions."

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LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BERTA GRACE LESTER

Notice is given that Phillip Anthony Lester, whose address is 12605 Dunkirk Drive, Upper Marlboro, MD 20772, was on December 5, 2022 appointed Personal Representative of the estate of Berta Grace Lester, who died on October 15, 2022 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 5th day of June, 2023.

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.

PHILLIP ANTHONY LESTER
Personal Representative

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

	Estate No. 127334
143494	(12-22,12-29,1-5)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ELLEN SUE CASWELL

Notice is given that Julia C Daitch, whose address is 9604 Bruce Drive, Silver Spring, MD 20910, was on December 8, 2022 appointed Personal Representative of the estate of Ellen Sue Caswell, who died on October 16, 2022 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 8th day of June, 2023.

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.

JULIA C DAITCH
Personal Representative

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

	Estate No. 127154
143495	(12-22,12-29,1-5)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ANNE GRETA SERRANO

Notice is given that Keith Serrano, whose address is 10804 Blackpowder Court, Fort Washington, MD 20744, was on December 2, 2022 appointed Personal Representative of the estate of Anne Greta Serrano, who died on January 5, 2022 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 2nd day of June, 2023.

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.

KEITH SERRANO
Personal Representative

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

	Estate No. 126634
143496	(12-22,12-29,1-5)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RONALD J. FREEMAN, II

Notice is given that Sharon Y. Ouattara, whose address is 9737 Mt. Pisgah Rd., #1511, Silver Spring, MD 20903, was on December 7, 2022 appointed Personal Representative of the estate of Ronald J. Freeman, II, who died on September 9, 2022 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 7th day of June, 2023.

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.

SHARON Y. OUATTARA
Personal Representative

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

	Estate No. 127368
143497	(12-22,12-29,1-5)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
IVY I HARRIS

Notice is given that Doris R. Dyson, whose address is 1321 Old Piscataway Road, Fort Washington, MD 20744, was on December 8, 2022 appointed Personal Representative of the estate of Ivy I Harris, who died on November 12, 2022 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 8th day of June, 2023.

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.

DORIS R DYSON
Personal Representative

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

	Estate No. 127428
143498	(12-22,12-29,1-5)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ARSNOLA WATSON

Notice is given that Michele L. Glymph, whose address is 7905 Jaywick Avenue, Fort Washington, MD 20744, was on December 8, 2022 appointed Personal Representative of the estate of Arsnola Watson, who died on November 14, 2021 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 8th day of June, 2023.

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.

MICHELE L. GLYMPH
Personal Representative

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

	Estate No. 127339
143499	(12-22,12-29,1-5)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MAXINE ANITA SMITH

Notice is given that Kobi Smith, whose address is 4302 Henderson Road, Temple Hills, MD 20748, was on December 7, 2022 appointed Personal Representative of the estate of Maxine Anita Smith, who died on August 19, 2022 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 7th day of June, 2023.

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.

KOBI SMITH
Personal Representative

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

	Estate No. 126385
143500	(12-22,12-29,1-5)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BASIL KANAYO OSUJI

Notice is given that Abigail Chijioke Osuji, whose address is 12029 Quorum Place, Bowie, MD 20720, was on December 2, 2022 appointed Personal Representative of the estate of Basil Kanayo Osuji, who died on May 29, 2022 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 2nd day of June, 2023.

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.

ABIGAIL CHIJOKE OSUJI
Personal Representative

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

	Estate No. 127377
143501	(12-22,12-29,1-5)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LONNIE FRAZIER B. RUSSELL

Notice is given that Rosa M Russell, whose address is 5804 Cheryl Lane, District Heights, MD 20747, was on November 15, 2022 appointed Personal Representative of the estate of Lonnie Frazier B. Russell, who died on September 21, 2022 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 15th day of May, 2023.

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.

ROSA M RUSSELL
Personal Representative

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

	Estate No. 127071
143502	(12-22,12-29,1-5)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EVA L WOODFORK

Notice is given that Earl Woodfork, whose address is 1011 Cedar Heights Drive, Capitol Heights, MD 20743, was on November 29, 2022 appointed Personal Representative of the estate of Eva L Woodfork, who died on October 30, 2022 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 29th day of May, 2023.

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.

EARL WOODFORK
Personal Representative

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

	Estate No. 127237
143503	(12-22,12-29,1-5)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DWIGHT LAMONT PARKER, SR.

Notice is given that Damion N. Parker, whose address is 1 Wrencrest Ct., Blythehood, SC 29016, was on December 5, 2022 appointed Personal Representative of the estate of Dwight Lamont Parker, Sr., who died on October 29, 2022 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 5th day of June, 2023.

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.

DAMION N. PARKER
Personal Representative

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

	Estate No. 127355
143504	(12-22,12-29,1-5)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SHARON LOUISE CORA

Notice is given that William Cora Jr, whose address is 9906 Frank Tippet Road, Upper Marlboro, MD 20772, was on November 30, 2022 appointed Personal Representative of the estate of Sharon Louise Cora, who died on September 12, 2022 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 30th day of May, 2023.

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.

WILLIAM CORA JR
Personal Representative

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

	Estate No. 127158
143493	(12-22,12-29,1-5)

LEGALS

**A SUMMARY OF HYATTSVILLE CHARTER
AMENDMENT RESOLUTION 2022-02 – ADJUSTING CITY
WARD BOUNDARIES**

Notice is hereby given by the City Council of the City of Hyattsville, a municipal corporation of the State of Maryland, that the Council passed and adopted Charter Amendment Resolution 2022-02 on December 19, 2022. The title of the Resolution which constitutes a fair summary of the amendment to the City Charter, is as follows:

A Resolution Amending the Charter to Adjust the City's Five Ward Boundaries Based on the Most Recent Census Data and the Relevant Legal Requirements.

The Charter Amendment Resolution will become effective February 7, 2023, subject to the provisions of Title 4, Subtitle 3 of the Local Government Article of the Annotated Code of Maryland regarding the right of the qualified voters of the City to petition the proposed amendments to referendum on or before January 28, 2023. The Charter Amendment Resolution shall be posted and available for inspection at the City Municipal Building, 4310 Gallatin Street, Hyattsville, Maryland 20781.

Additionally, to obtain Hyattsville Charter Amendment Resolution 2022-02 in its entirety contact Laura Reams, City Clerk, at (301) 985-5009 or go to www.hyattsville.org.

The City Council of Hyattsville

143519	(12-29,1-5,1-12,1-19)
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LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ANNE GRETA SERRANO

Notice is given that Keith Serrano, whose address is 10804 Blackpowder Court, Fort Washington, MD 20744, was on December 2, 2022 appointed Personal Representative of the estate of Anne Greta Serrano, who died on January 5, 2022 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 2nd day of June, 2023.

Any person having a claim against the decedent

LEGALS

BWW LAW GROUP, LLC
6003 Executive Boulevard, Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

9206 3RD ST.
LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust dated November 20, 2007, recorded in Liber 29068, Folio 7 among the Land Records of Prince George's County, MD, with an original principal balance of \$383,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 18, 2023 AT 11:17 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$34,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 338743-1)

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Carrie M. Ward, et al.,
Substitute Trustees

 **ALEX COOPER**
auctioneers

908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

143604 (12-29,1-5,1-12)

McCabe, Weisberg & Conway, LLC
312 Marshall Avenue, Suite 800
Laurel, Maryland 20707
301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

2202 MUSKOGEE STREET
ADELPHI, MARYLAND 20783

By virtue of the power and authority contained in a Deed of Trust from Deborah J Dickson and Estate of Michael E Dickson, dated June 27, 1996, and recorded in Liber 10873 at folio 72 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction At the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, 20772, on

JANUARY 3, 2023
AT 9:30 AM

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Prince George's County, Maryland and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$5,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5.125% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 22-600846)

LAURA H.G. O'SULLIVAN, ET AL.,
Substitute Trustees, by virtue of an instrument recorded in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

143357 (12-15,12-22,12-29)

LEGALS

BWW LAW GROUP, LLC
6003 Executive Boulevard, Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

2413 BAIKAL LOOP
UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated October 13, 2010, recorded in Liber 32149, Folio 295 among the Land Records of Prince George's County, MD, with an original principal balance of \$320,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 18, 2023 AT 11:19 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$25,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 313325-3)

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Carrie M. Ward, et al.,
Substitute Trustees

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auctioneers

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www.alexcooper.com

143605 (12-29,1-5,1-12)

McCabe, Weisberg & Conway, LLC
312 Marshall Avenue, Suite 800
Laurel, Maryland 20707
301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

2506 MARKHAM LANE
UNIT 4
LANDOVER, MARYLAND 20785

By virtue of the power and authority contained in a Deed of Trust from Vannette E. Moten, dated January 5, 2007, and recorded in Liber 28279 at folio 100 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction At the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, 20772, on

JANUARY 10, 2023
AT 9:30 AM

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Prince George's County, Maryland and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$20,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6.25% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 22-600832)

LAURA H.G. O'SULLIVAN, ET AL.,
Substitute Trustees, by virtue of an instrument recorded in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

143430 (12-22,12-29,1-5)

LEGALS

BWW LAW GROUP, LLC
6003 Executive Boulevard, Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

8503 OLIVER ST.
NEW CARROLLTON, MD 20784

Under a power of sale contained in a certain Deed of Trust dated October 18, 2006, recorded in Liber 26542, Folio 558 among the Land Records of Prince George's County, MD, with an original principal balance of \$259,350.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 18, 2023 AT 11:21 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$15,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 343115-1)

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Carrie M. Ward, et al.,
Substitute Trustees

 **ALEX COOPER**
auctioneers

908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

143606 (12-29,1-5,1-12)

McCabe, Weisberg & Conway, LLC
312 Marshall Avenue, Suite 800
Laurel, Maryland 20707
301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

5601 PARKER HOUSE TERR
HYATTSVILLE, MARYLAND 20782

By virtue of the power and authority contained in a Deed of Trust from Edgar D Siguenza and Walda L Yon, dated January 31, 2007, and recorded in Liber 29307, re-recorded 2744 at folio 38, re-recorded 517 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction At the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, 20772, on

JANUARY 17, 2023
AT 9:30 AM

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Prince George's County, Maryland and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$20,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5.25% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 22-600952)

LAURA H.G. O'SULLIVAN, ET AL.,
Substitute Trustees, by virtue of an instrument recorded in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

143521 (12-29,1-5,1-12)

LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

v.

TOSHA CAREY
Serene Townhouse Village Condo.
Assoc. Inc.
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT
HAVE OR CLAIM TO HAVE ANY
INTEREST IN THE PROPERTY
7952 RIGGS RD, CONDO UNIT:
7952, HYATTSVILLE, MD 20783,
Parcel No. 17-1888387

ANY UNKNOWN OWNER OF
THE PROPERTY 7952 RIGGS RD,
CONDO UNIT: 7952, HYATTSVILLE,
MD 20783 Parcel No. 17-1888387,
the unknown owner's
heirs, devisees, and personal
representatives 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**

Case No.: C-16-CV-22-000414

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty Parcel Identification Number
17-1888387 in Prince George's
County, sold by the Collector of
Taxes for the Prince George's
County and the State of Maryland to
the plaintiff in this proceeding:

Unit 7952 2,575.0000 Sq.Ft &
Imps. Serene Townhouse V

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

It is thereupon this 5th day of De-
cember, 2022, by the Circuit Court
for Prince Georges County, That no-
tice be given by the insertion of a
copy of this order in some newspa-
per having a general circulation in
Prince George's County once a
week for 3 successive weeks, warn-
ing all persons interested in the
property to appear in this Court by
the 7th day of February, 2023, and
redeem the property with Parcel
Identification Number 17-1888387
and answer the complaint or there-
after a final judgment will be en-
tered foreclosing all rights of
redemption in the property, and
vesting in the plaintiff a title, free
and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
143359 (12-15,12-22,12-29)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

v.

The Volunteer Fire Dept. of West
Lanham Hills Inc.
The Volunteer Fire Dept. of West
Lanham Hills Inc.
The Volunteer Fire Dept. of West
Lanham Hills Inc.
RICHARD BRADLEY & MICHAEL
P WHALEN
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT
HAVE OR CLAIM TO HAVE ANY
INTEREST IN THE PROPERTY
8501 GOOD LUCK RD, LANHAM,
MD 20706, Parcel No. 20-3742236

ANY UNKNOWN OWNER OF
THE PROPERTY 8501 GOOD
LUCK RD, LANHAM, MD 20706
Parcel No. 20-3742236, the un-
known owner's heirs, devisees,
and personal representatives and their
or any of their heirs, devisees, ex-
ecutors, administrators, grantees,
assigns, or successors in right, title
and interest

Defendants.

**In the Circuit Court for
Prince George's County**

Case No.: C-16-CV-22-000424

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty Parcel Identification Number
20-3742236 in Prince George's
County, sold by the Collector of
Taxes for the Prince George's
County and the State of Maryland to
the plaintiff in this proceeding:

Pt Lts 2.3 Cel L Tower 7/1/06
(ne W F R 2274249 Sp T 06)
10,000.0000 Sq.Ft. Princess Gar-
dens

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

It is thereupon this 5th day of De-
cember, 2022, by the Circuit Court
for Prince Georges County, That no-
tice be given by the insertion of a
copy of this order in some newspa-
per having a general circulation in
Prince George's County once a
week for 3 successive weeks, warn-
ing all persons interested in the
property to appear in this Court by
the 7th day of February, 2023, and
redeem the property with Parcel
Identification Number 20-3742236
and answer the complaint or there-
after a final judgment will be en-
tered foreclosing all rights of
redemption in the property, and
vesting in the plaintiff a title, free
and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
143364 (12-15,12-22,12-29)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

v.

JAVIER CANALES
JAVIER CANALES
Presidential Towers Condominium
Inc.
Presidential Towers Condominium
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT
HAVE OR CLAIM TO HAVE ANY
INTEREST IN THE PROPERTY
1836 METZEROTT RD, CONDO
UNIT: 610, HYATTSVILLE, MD
20783, Parcel No. 17-1938513

ANY UNKNOWN OWNER OF
THE PROPERTY 1836 METZE-
ROTT RD, CONDO UNIT: 610, HY-
ATTSVILLE, MD 20783 Parcel No.
17-1938513, the unknown owner's
heirs, devisees, and personal repre-
sentatives and their or any of their
heirs, devisees, executors, adminis-
trators, grantees, assigns, or suc-
cessors in right, title and interest

Defendants.

**In the Circuit Court for
Prince George's County**

Case No.: C-16-CV-22-000415

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty Parcel Identification Number
17-1938513 in Prince George's
County, sold by the Collector of
Taxes for the Prince George's
County and the State of Maryland to
the plaintiff in this proceeding:

Unit 610 982.0000 Sq.Ft & Imps.
Presidential Tower

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

It is thereupon this 5th day of De-
cember, 2022, by the Circuit Court
for Prince Georges County, That no-
tice be given by the insertion of a
copy of this order in some newspa-
per having a general circulation in
Prince George's County once a
week for 3 successive weeks, warn-
ing all persons interested in the
property to appear in this Court by
the 7th day of February, 2023, and
redeem the property with Parcel
Identification Number 17-1938513
and answer the complaint or there-
after a final judgment will be en-
tered foreclosing all rights of
redemption in the property, and
vesting in the plaintiff a title, free
and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
143360 (12-15,12-22,12-29)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

v.

SHARON MARSHALL
THE TOWERS IN WESTCHESTER
PARK
ESTATE OF SHARON LEE
MARSHALL
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT
HAVE OR CLAIM TO HAVE ANY
INTEREST IN THE PROPERTY
6100 WESTCHESTER PARK DR,
CONDO UNIT: TR 18 1118, COL-
LEGE PARK, MD 20740, Parcel No.
21-2392231

ANY UNKNOWN OWNER OF
THE PROPERTY 6100 WESTCH-
ESTER PARK DR, CONDO UNIT:
TR 18 1118, COLLEGE PARK, MD
20740 Parcel No. 21-2392231,
the unknown owner's heirs, devisees,
and personal representatives and their
or any of their heirs, devisees,
executors, administrators, grantees,
assigns, or successors in right, title
and interest

Defendants.

**In the Circuit Court for
Prince George's County**

Case No.: C-16-CV-22-000420

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty Parcel Identification Number
21-2392231 in Prince George's
County, sold by the Collector of
Taxes for the Prince George's
County and the State of Maryland to
the plaintiff in this proceeding:

Tier 18 Unit 1 118 850.0000 Sq.Ft.
& Imps. Towers In Westches

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

It is thereupon this 5th day of De-
cember, 2022, by the Circuit Court
for Prince Georges County, That no-
tice be given by the insertion of a
copy of this order in some newspa-
per having a general circulation in
Prince George's County once a
week for 3 successive weeks, warn-
ing all persons interested in the
property to appear in this Court by
the 7th day of February, 2023, and
redeem the property with Parcel
Identification Number 21-2392231
and answer the complaint or there-
after a final judgment will be en-
tered foreclosing all rights of
redemption in the property, and
vesting in the plaintiff a title, free
and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
143362 (12-15,12-22,12-29)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

v.

LAWRENCE KEVIN DUNCAN
CHELSEA WOODS COURTS CON-
DOMINIUM
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT
HAVE OR CLAIM TO HAVE ANY
INTEREST IN THE PROPERTY
8653 GREENBELT RD, CONDO
UNIT: 8653 201, GREENBELT, MD
20770, Parcel No. 21-2429140

ANY UNKNOWN OWNER OF
THE PROPERTY 8653 GREENBELT
RD, CONDO UNIT: 8653 201,
GREENBELT, MD 20770 Parcel No.
21-2429140, the unknown owner's
heirs, devisees, and personal repre-
sentatives and their or any of their
heirs, devisees, executors, adminis-
trators, grantees, assigns, or suc-
cessors in right, title and interest

Defendants.

**In the Circuit Court for
Prince George's County**

Case No.: C-16-CV-22-000418

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty Parcel Identification Number
21-2429140 in Prince George's
County, sold by the Collector of
Taxes for the Prince George's
County and the State of Maryland to
the plaintiff in this proceeding:

Courts Condominium Phase III
BI DG Unit 201 2,051.0000 Sq.Ft.
& Imps. Chelsea Woods-phas

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

It is thereupon this 5th day of De-
cember, 2022, by the Circuit Court
for Prince Georges County, That no-
tice be given by the insertion of a
copy of this order in some newspa-
per having a general circulation in
Prince George's County once a
week for 3 successive weeks, warn-
ing all persons interested in the
property to appear in this Court by
the 7th day of February, 2023, and
redeem the property with Parcel
Identification Number 21-2429140
and answer the complaint or there-
after a final judgment will be en-
tered foreclosing all rights of
redemption in the property, and
vesting in the plaintiff a title, free
and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
143361 (12-15,12-22,12-29)

LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

v.

KHALID ASHAI, M.D.
KHALID ASHAI, M.D.
KHALID ASHAI, M.D.
KHALID ASHAI, M.D.
Greenway East Professional Center
Condo
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT
HAVE OR CLAIM TO HAVE ANY
INTEREST IN THE PROPERTY
7525 GREENWAY CENTER DR,
CONDO UNIT: 314, GREENBELT,
MD 20770, Parcel No. 21-2339828

ANY UNKNOWN OWNER OF
THE PROPERTY 7525 GREENWAY
CENTER DR, CONDO UNIT: 314,
GREENBELT, MD 20770 Parcel No.
21-2339828, the unknown owner's
heirs, devisees, and personal repre-
sentatives and their or any of their
heirs, devisees, executors, adminis-
trators, grantees, assigns, or suc-
cessors in right, title and interest

Defendants.

**In the Circuit Court for
Prince George's County**

Case No.: C-16-CV-22-000426

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty Parcel Identification Number
21-2339828 in Prince George's
County, sold by the Collector of
Taxes for the Prince George's
County and the State of Maryland to
the plaintiff in this proceeding:

Unit 314 3,357.0000 Sq.Ft. &
Imps. Greenway East Prof

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

It is thereupon this 5th day of De-
cember, 2022, by the Circuit Court
for Prince Georges County, That no-
tice be given by the insertion of a
copy of this order in some newspa-
per having a general circulation in
Prince George's County once a
week for 3 successive weeks, warn-
ing all persons interested in the
property to appear in this Court by
the 7th day of February, 2023, and
redeem the property with Parcel
Identification Number 21-2339828
and answer the complaint or there-
after a final judgment will be en-
tered foreclosing all rights of
redemption in the property, and
vesting in the plaintiff a title, free
and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
143365 (12-15,12-22,12-29)

LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

v.

INDIA B HARRISON
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT
HAVE OR CLAIM TO HAVE ANY
INTEREST IN THE PROPERTY
12904 DUCKETTOWN RD, LAU-
REL, MD 20708, Parcel No. 14-
1641208

ANY UNKNOWN OWNER OF
THE PROPERTY 12904 DUCKET-
TOWN RD, LAUREL, MD 20708
Parcel No. 14-1641208, 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**

Case No.: C-16-CV-22-000405

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty Parcel Identification Number
14-1641208 in Prince George's
County, sold by the Collector of
Taxes for the Prince George's
County and the State of Maryland to
the plaintiff in this proceeding:

Lots 59.60 5,000.0000 Sq.Ft. &
Imps. Bowie Blk 4

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

It is thereupon this 5th day of De-
cember, 2022, by the Circuit Court
for Prince Georges County, That no-
tice be given by the insertion of a
copy of this order in some newspa-
per having a general circulation in
Prince George's County once a
week for 3 successive weeks, warn-
ing all persons interested in the
property to appear in this Court by
the 7th day of February, 2023, and
redeem the property with Parcel
Identification Number 14-1641208
and answer the complaint or there-
after a final judgment will be en-
tered foreclosing all rights of
redemption in the property, and
vesting in the plaintiff a title, free
and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
143375 (12-15,12-22,12-29)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

v.

RUSSELL L MALONEY
RUSSELL L MALONEY
Pentagon Federal Credit Union
Pentagon Federal Credit Union
Pentagon Federal Credit Union
US Department of Veterans Affairs
DEBORAH L. AMES NAYLOR
Laura HG Osullivan Et. Al.
MERS, Inc.
MERS, Inc.
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT
HAVE OR CLAIM TO HAVE ANY
INTEREST IN THE PROPERTY 217
DATELEAF AVE, CAPITOL
HEIGHTS, MD 20743, Parcel No.
18-2081586

ANY UNKNOWN OWNER OF
THE PROPERTY 217 DATELEAF
AVE, CAPITOL HEIGHTS, MD
20743 Parcel No. 18-2081586, the
unknown owner's heirs, devisees,
and personal representatives and their
or any of their heirs, devisees,
executors, administrators, grantees,
assigns, or successors in right, title
and interest

Defendants.

**In the Circuit Court for
Prince George's County**

Case No.: C-16-CV-22-000431

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty Parcel Identification Number
18-2081586 in Prince George's
County, sold by the Collector of
Taxes for the Prince George's
County and the State of Maryland to
the plaintiff in this proceeding:

Lts30,31&6ft 32 Lt29x12 Sqft
A5 Wly Cor 6,600.0000 Sq.Ft. &
Imps. Carmody Hills Blk T

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

It is thereupon this 5th day of De-
cember, 2022, by the Circuit Court
for Prince Georges County, That no-
tice be given by the insertion of a
copy of this order in some newspa-
per having a general circulation in
Prince George's County once a
week for 3 successive weeks, warn-
ing all persons interested in the
property to appear in this Court by
the 7th day of February, 2023, and
redeem the property with Parcel
Identification Number 18-2081586
and answer the complaint or there-
after a final judgment will be en-
tered foreclosing all rights of
redemption in the property, and
vesting in the plaintiff a title, free
and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
143368 (12-15,12-22,12-29)

LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

v.

DARIE J ALLEN
Morgan Stanley Mortg. Cap. Hold-
ings LLC
Morgan Stanley Mortg. Cap. Hold-
ings LLC
JEFFREY NADEL ET AL
London Woods Community Assoc.
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT
HAVE OR CLAIM TO HAVE ANY
INTEREST IN THE PROPERTY
5623 ONSLOW WAY CAPITOL
HEIGHTS, MD 20743, Parcel No.
18-2030658

ANY UNKNOWN OWNER OF
THE PROPERTY 5623 ONSLOW
WAY CAPITOL HEIGHTS, MD
20743 Parcel No. 18-2030658, the
unknown owner's heirs, devisees,
and personal representatives and their
or any of their heirs, devisees,
executors, administrators, grantees,
assigns, or successors in right, title
and interest

Defendants.

**In the Circuit Court for
Prince George's County**

Case No.: C-16-CV-22-000429

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty Parcel Identification Number
18-2030658 in Prince George's
County, sold by the Collector of
Taxes for the Prince George's
County and the State of Maryland to
the plaintiff in this proceeding:

1,500.0000 Sq.Ft. & Imps. Lon-
don Woods Plat Lot 76-8

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

It is thereupon this 5th day of De-
cember, 2022, by the Circuit Court
for Prince Georges County, That no-
tice be given by the insertion of a
copy of this order in some newspa-
per having a general circulation in
Prince George's County once a
week for 3 successive weeks, warn-
ing all persons interested in the
property to appear in this Court by
the 7th day of February, 2023, and
redeem the property with Parcel
Identification Number 18-2030658
and answer the complaint or there-
after a final judgment will be en-
tered foreclosing all rights of
redemption in the property, and
vesting in the plaintiff a title, free
and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
143367 (12-15,12-22,12-29)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

v.

DIANA J & GEORGE W RENCHER
JR
GREENBRIAR RECREATIONAL
ASSOCIATION, INC.
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT
HAVE OR CLAIM TO HAVE ANY
INTEREST IN THE PROPERTY
7919 MANDAN RD, CONDO
UNIT: 713, GREENBELT, MD 20770,
Parcel No. 21-2339133

ANY UNKNOWN OWNER OF
THE PROPERTY 7919 MANDAN
RD, CONDO UNIT: 713, GREEN-
BELT, MD 20770 Parcel No. 21-
2339133, the unknown owner's
heirs, devisees, and personal repre-
sentatives and their or any of their
heirs, devisees, executors, adminis-
trators, grantees, assigns, or suc-
cessors in right, title and interest

Defendants.

**In the Circuit Court for
Prince George's County**

Case No.: C-16-CV-22-000427

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty Parcel Identification Number
21-2339133 in Prince George's
County, sold by the Collector of
Taxes for the Prince George's
County and the State of Maryland to
the plaintiff in this proceeding:

Phase III Unit 713 Apt 303
3,020.000

LEGALS

BWW LAW GROUP, LLC
6003 Executive Boulevard, Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

3019 SUNSET LN.
SUITLAND, MD 20746

Under a power of sale contained in a certain Deed of Trust dated December 28, 2006, recorded in Liber 27608, Folio 141 among the Land Records of Prince George's County, MD, with an original principal balance of \$51,900.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 10, 2023 AT 10:50 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind. The property will be sold subject to a prior mortgage, the amount to be announced at the time of sale, if made available to the Substitute Trustees.

Terms of Sale: A deposit of \$5,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 357716-2)

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Carrie M. Ward, et al.,
Substitute Trustees

 **ALEX COOPER**
auctioneers

908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

143510 (12-22,12-29,1-5)

McCabe, Weisberg & Conway, LLC
312 Marshall Avenue, Suite 800
Laurel, Maryland 20707
301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

3906 NICHOLSON STREET
HYATTSVILLE, MARYLAND 20782

By virtue of the power and authority contained in a Deed of Trust from Estate of Chhingi Khalthang AKA Chhingi K Darrikhuma and S Samuel Darrikhuma, dated July 1, 2003, and recorded in Liber 18082 at folio 404 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction Prince George's County Circuit Court, 14735 Main Street, Upper Marlboro, Maryland 20772, on

JANUARY 10, 2023
AT 9:31 AM

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Prince George's County, Maryland and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$13,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 20-604042)

LAURA H.G. O'SULLIVAN, ET AL.,
Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

143431 (12-22,12-29,1-5)

LEGALS

BWW LAW GROUP, LLC
6003 Executive Boulevard, Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

7012 GATEWAY BLVD
DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated September 20, 2007, recorded in Liber 29435, Folio 325 among the Land Records of Prince George's County, MD, with an original principal balance of \$265,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 10, 2023 AT 10:52 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$26,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 331432-3)

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Carrie M. Ward, et al.,
Substitute Trustees

 **ALEX COOPER**
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www.alexcooper.com

143511 (12-22,12-29,1-5)

McCabe, Weisberg & Conway, LLC
312 Marshall Avenue, Suite 800
Laurel, Maryland 20707
301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

12217 QUADRILLE LANE
BOWIE, MARYLAND 20720

By virtue of the power and authority contained in a Deed of Trust from Harold A. Campbell and Sara A. Roberts-Boykins, dated May 24, 2007, and recorded in Liber 28087 at folio 363 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction At the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, 20772, on

JANUARY 10, 2023
AT 9:32 AM

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Prince George's County, Maryland and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$26,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 19-602860)

LAURA H.G. O'SULLIVAN, ET AL.,
Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

143432 (12-22,12-29,1-5)

LEGALS

BWW LAW GROUP, LLC
6003 Executive Boulevard, Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

7524 BELGRAVIA LN.
LANDOVER A/R/T/A HYATTSVILLE, MD 20785

Under a power of sale contained in a certain Deed of Trust dated June 9, 2009, recorded in Liber 31205, Folio 508 among the Land Records of Prince George's County, MD, with an original principal balance of \$226,196.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 10, 2023 AT 10:54 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$17,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 330786-7)

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Carrie M. Ward, et al.,
Substitute Trustees

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143512 (12-22,12-29,1-5)

McCabe, Weisberg & Conway, LLC
312 Marshall Avenue, Suite 800
Laurel, Maryland 20707
301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

613 64TH PLACE
CAPITOL HEIGHTS, MARYLAND 20743

By virtue of the power and authority contained in a Deed of Trust from Dorothy Eileen Wade, dated August 21, 2009, and recorded in Liber 30979 at folio 580 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction At the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, 20772, on

JANUARY 17, 2023
AT 9:31 AM

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Prince George's County, Maryland and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$13,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5.625% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 18-603838)

LAURA H.G. O'SULLIVAN, ET AL.,
Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

143522 (12-29,1-5,1-12)

LEGALS

BWW LAW GROUP, LLC
6003 Executive Boulevard, Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**6900 GREENBORO LN.
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust dated October 29, 2007, recorded in Liber 28962, Folio 478 among the Land Records of Prince George's County, MD, with an original principal balance of \$353,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 10, 2023 AT 10:56 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$26,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 341404-1)

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Carrie M. Ward, et al.,
Substitute Trustees



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www.alexcooper.com

143513 (12-22,12-29,1-5)

Michelle D. Lee
Law Office of Brian Gormley, LLC
10605 Concord Street, Suite 420
Kensington, Maryland 20895
240-530-8018

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **DAVID THOMAS AUSTIN III**

Notice is given that Teresa Bush-Austin, whose address is 2311 Columbia Place, Hyattsville, MD 20785, was on December 2, 2022 appointed Personal Representative of the estate of David Thomas Austin III, who died on February 22, 2017 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 2nd day of June, 2023.

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.

TERESA BUSH-AUSTIN
Personal Representative

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **JOHN STANFORD AKA: JOHN DAVID STANFORD**

Notice is given that Robert D Stanford, whose address is 4310 31st Street, Mount Rainier, MD 20712, was on December 13, 2022 appointed personal representative of the small estate of John Stanford AKA: John David Stanford who died on November 11, 2022 with a will.

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

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

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

- (1) Six months from the date of the decedent's death; or
- (2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice.

Any claim not served or filed within that time, or any extension provided by law, is unenforceable thereafter.

ROBERT D STANFORD
Personal Representative

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

Estate No. 127408

143613 (12-29)

LEGALS

BWW LAW GROUP, LLC
6003 Executive Boulevard, Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**2817 FOREST RUN DR., UNIT B
DISTRICT HEIGHTS, MD 20747**

Under a power of sale contained in a certain Deed of Trust dated April 24, 2012, recorded in Liber 33635, Folio 182 among the Land Records of Prince George's County, MD, with an original principal balance of \$252,452.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 18, 2023 AT 11:13 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and described as Unit number 2817 B, Phase three (3), The Avenue at Forest Run Condominium and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$22,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 355616-1)

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Carrie M. Ward, et al.,
Substitute Trustees



908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

143602 (12-29,1-5,1-12)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **AGNES VIRGINIA NEWBOLD**

Notice is given that Wayne Newbold, whose address is 2702 Aloha Place, Bowie, MD 20716, was on December 16, 2022 appointed personal representative of the small estate of Agnes Virginia Newbold who died on November 22, 2022 with a will.

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

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

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

- (1) Six months from the date of the decedent's death; or
- (2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice.

Any claim not served or filed within that time, or any extension provided by law, is unenforceable thereafter.

WAYNE NEWBOLD
Personal Representative

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

Estate No. 127547

143612 (12-29)

LEGALS

BWW LAW GROUP, LLC
6003 Executive Boulevard, Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**2716 KELNER DR.
LANDOVER A/R/T/A HYATTSVILLE, MD 20785**

Under a power of sale contained in a certain Deed of Trust dated February 19, 2009, recorded in Liber 30615, Folio 195 among the Land Records of Prince George's County, MD, with an original principal balance of \$465,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 18, 2023 AT 11:15 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$26,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 333526-3)

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Carrie M. Ward, et al.,
Substitute Trustees



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www.alexcooper.com

143603 (12-29,1-5,1-12)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **EDNA C GRAY**

Notice is given that Reeshemah Gray, whose address is 1430 9th Street, Glenarden, MD 20706, was on December 14, 2022 appointed personal representative of the small estate of Edna C Gray, who died on August 2, 1995 without a will.

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

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

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

- (1) Six months from the date of the decedent's death; or
- (2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice.

Any claim not served or filed within that time, or any extension provided by law, is unenforceable thereafter.

REESHMAH GRAY
Personal Representative

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

Estate No. 127530

143615 (12-29)

Harry A. Suissa, Esq.
8720 Georgia Avenue, Suite 1010
Silver Spring, MD 20910
301-589-1600

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **DAVID SOUSA TEIXEIRA**

Notice is given that Maria Nicolas Reyes, whose address is 6221 60th Place, Riverdale, MD 20737, was on November 10, 2022 appointed Personal Representative of the estate of David Sousa Teixeira, who died on May 13, 2022 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 10th day of May, 2023.

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.

MARIA NICOLAS REYES
Personal Representative

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

Estate No. 126091

143626 (12-29,1-5,1-12)

LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

v.

ISAIAS ZELAYA HERNANDEZ & ANA ELIZABETH ZELAYA
Homespire Mortgage Corp.
Homespire Mortgage Corp.
Homespire Mortgage Corp.
Scott Goldschein
MERS INC
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 13613 OLD CHAPEL RD, BOWIE, MD 20720, Parcel No. 14-1641075

ANY UNKNOWN OWNER OF THE PROPERTY 13613 OLD CHAPEL RD, BOWIE, MD 20720 Parcel No. 14-1641075, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County
Case No.: C-16-CV-22-00044

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 14-1641075 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

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

It is thereupon this 5th day of December, 2022, by the Circuit Court for Prince Georges 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 7th day of February, 2023, and redeem the property with Parcel Identification Number 14-1641075 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
143377 (12-15,12-22,12-29)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

v.

KENNETH E GAYDEN
FORESTVILLE PARK HOME OWNERS ASSOCIATION, INC.
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 8635 RITCHBORO RD, DISTRICT HEIGHTS, MD 20747, Parcel No. 15-1773035

ANY UNKNOWN OWNER OF THE PROPERTY 8635 RITCHBORO RD, DISTRICT HEIGHTS, MD 20747 Parcel No. 15-1773035, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County
Case No.: C-16-CV-22-00048

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 15-1773035 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Plat Two 1,500.0000 Sq.Ft. Forestville Park Lot 209 Blk B

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

It is thereupon this 5th day of December, 2022, by the Circuit Court for Prince Georges 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 7th day of February, 2023, and redeem the property with Parcel Identification Number 15-1773035 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
143378 (12-15,12-22,12-29)

LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

v.

STELLA B E COVINGTON
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 4810 WHITFIELD CHAPEL RD, LANHAM, MD 20706, Parcel No. 20-2191674

ANY UNKNOWN OWNER OF THE PROPERTY 4810 WHITFIELD CHAPEL RD, LANHAM, MD 20706 Parcel No. 20-2191674, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County
Case No.: C-16-CV-22-00044

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 20-2191674 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

8,500.0000 Sq.Ft. & Imps. Ardmore Lot 10 Blk C

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

It is thereupon this 5th day of December, 2022, by the Circuit Court for Prince Georges 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 7th day of February, 2023, and redeem the property with Parcel Identification Number 20-2191674 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
143379 (12-15,12-22,12-29)

LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

v.

ANA S MONTANO
ANA S MONTANO
ANA S MONTANO
JENIFFER G & KEVIN G HERNANDEZ
JENIFFER G & KEVIN G HERNANDEZ
JENIFFER G & KEVIN G HERNANDEZ
Riggs Hill Condominium Inc
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7304 RIGGS RD, CONDO UNIT: 16, HYATTSVILLE, MD 20783, Parcel No. 17-1877323

ANY UNKNOWN OWNER OF THE PROPERTY 7304 RIGGS RD, CONDO UNIT: 16, HYATTSVILLE, MD 20783 Parcel No. 17-1877323, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County
Case No.: C-16-CV-22-000413

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1877323 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

1,802.0000 Sq.Ft. & Imps. Riggs Hill Condo

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

It is thereupon this 5th day of December, 2022, by the Circuit Court for Prince Georges 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 7th day of February, 2023, and redeem the property with Parcel Identification Number 17-1877323 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
143387 (12-15,12-22,12-29)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

v.

JOSEPH W & PATRICIA A BIEDZYNSKI
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 5712 63RD AVE, RIVERDALE, MD 20737, Parcel No. 19-2125425

ANY UNKNOWN OWNER OF THE PROPERTY 5712 63RD AVE, RIVERDALE, MD 20737 Parcel No. 19-2125425, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County
Case No.: C-16-CV-22-000438

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 19-2125425 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

6,631.0000 Sq.Ft. & Imps. Eastpines Lot 4 Blk QUE

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

It is thereupon this 5th day of December, 2022, by the Circuit Court for Prince Georges 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 7th day of February, 2023, and redeem the property with Parcel Identification Number 19-2125425 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
143380 (12-15,12-22,12-29)

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LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

v.

3722 SHEPHERD ST LLC
3722 SHEPHERD ST LLC
3722 SHEPHERD ST LLC
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 3722 SHEPHERD ST, BRENTWOOD, MD 20722, Parcel No. 17-1864255

ANY UNKNOWN OWNER OF THE PROPERTY 3722 SHEPHERD ST, BRENTWOOD, MD 20722 Parcel No. 17-1864255 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

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

It is thereupon this 5th day of December, 2022, by the Circuit Court for Prince Georges 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 7th day of February, 2023, and redeem the property with Parcel Identification Number 17-1864255 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
143386 (12-15,12-22,12-29)

LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

v.

ADDIE M & JAMES M WADDY JR
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 402 69TH PL, CAPITOL HEIGHTS, MD 20743, Parcel No. 18-2116085

ANY UNKNOWN OWNER OF THE PROPERTY 402 69TH PL, CAPITOL HEIGHTS, MD 20743 Parcel No. 18-2116085, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County
Case No.: C-16-CV-22-000437

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-2116085 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

5,000.0000 Sq.Ft. & Imps. Seat Pleasant Heig Lot 121 Blk QUE

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

It is thereupon this 5th day of December, 2022, by the Circuit Court for Prince Georges 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 7th day of February, 2023, and redeem the property with Parcel Identification Number 18-2116085 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
143381 (12-15,12-22,12-29)

LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

v.

S & S DRIVING SCHOOL LLC
S & S DRIVING SCHOOL LLC
Capital One NA
Capital One, NA
BRYAN PELINO & BRIAN C ROSENBERG
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 3321 TOLEDO TER, CONDO UNIT: 1 - 104, HYATTSVILLE, MD 20782, Parcel No. 17-1835644

ANY UNKNOWN OWNER OF THE PROPERTY 3321 TOLEDO TER, CONDO UNIT: 1 - 104, HYATTSVILLE, MD 20782 Parcel No. 17-1835644, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County
Case No.: C-16-CV-22-000411

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1835644 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Bldg 1 Unit 10 4 2,269.0000 Sq.Ft. & Imps. Toledo Terrace Pro

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

It is thereupon this 5th day of December, 2022, by the Circuit Court for Prince Georges 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 7th day of February, 2023, and redeem the property with Parcel Identification Number 17-1835644 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
143385 (12-15,12-22,12-29)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

v.

PAUL J BRICKMAN
PAUL J BRICKMAN
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 629 71ST AVE, CAPITOL HEIGHTS, MD 20743-0000, Parcel No. 18-2082261

ANY UNKNOWN OWNER OF THE PROPERTY 629 71ST AVE, CAPITOL HEIGHTS, MD 20743-0000 Parcel No. 18-2082261, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County
Case No.: C-16-CV-22-000432

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-2082261 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Resub 3,795.0000 Sq.Ft. & Imps. Gregory Farms Lot 66 Blk B

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

It is thereupon this 5th day of December, 2022, by the Circuit Court for Prince Georges 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 7th day of February, 2023, and redeem the property with Parcel Identification Number 18-2082261 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
143382 (12-15,12-22,12-29)

LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

v.

MINERVA GUTIERREZ
MINERVA GUTIERREZ
MINERVA GUTIERREZ
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 5710 KOLB ST, CAPITOL HEIGHTS, MD 20743, Parcel No. 18-2046035

ANY UNKNOWN OWNER OF THE PROPERTY 5710 KOLB ST, CAPITOL HEIGHTS, MD 20743 Parcel No. 18-2046035, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County
Case No.: C-16-CV-22-000430

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-2046035 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Lots 10-13 12,000.0000 Sq.Ft. & Imps. West Fairmount Blk 8

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

It is thereupon this 5th day of December, 2022, by the Circuit Court for Prince Georges 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 7th day of February, 2023, and redeem the property with Parcel Identification Number 18-2046035 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
143383 (12-15,12-22,12-29)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

v.

BENJAMIN F & ALICE M ARMSTRONG
ESTATE OF BENJAMIN ARMSTRONG JR
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 6114 L ST, CAPITOL HEIGHTS, MD 20743, Parcel No. 18-2021343

ANY UNKNOWN OWNER OF THE PROPERTY 6114 L ST, CAPITOL HEIGHTS, MD 20743 Parcel No. 18-2021343, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County
Case No.: C-16-CV-22-000428

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-2021343 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Lt 66 Ex 119 S Q Ft To P G Co & A L I Of Lts 63,64,65 10,173.0000 Sq.Ft. & Imps. Sylvan Vista Blk B

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

It is thereupon this 5th day of December, 2022, by the Circuit Court for Prince Georges 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 7th day of February, 2023, and redeem the property with Parcel Identification Number 18-2021343 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

LEGALS

ORDER OF PUBLICATION

FNA DZ, LLC
C/o Benjamin M. Decker, Esquire
2806 Reynolda Rd., #208
Winston-Salem, NC 27106

Plaintiff

vs.

JACQUELINE DAVID
UNION HOME MORTGAGE
CORP
SAMUEL I WHITE, P.C.
Prince George's County, Maryland

AND

All persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 0245423, PLAT 3; 8,874.0000 SQ.FT. & IMPS. PERRYWOOD LOT 67 BLK B; ASSMT \$385,533 LIB 44556 FL 227; KNOWN AS 13201 WATER FOWL WAY UPPER MARLBORO MD 20774.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division C-16-CV-22-000802

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

Prince George's County, described as follows: Tax Account No 0245423, PLAT 3; 8,874.0000 SQ.FT. & IMPS. PERRYWOOD LOT 67 BLK B; ASSMT \$385,533 LIB 44556 FL 227; KNOWN AS 13201 WATER FOWL WAY UPPER MARLBORO MD 20774.

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

It is thereupon this 12th day of December, 2022, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 6th day of January, 2023, warning all persons interested in the property to appear in this Court by the 14th day of February, 2023, and redeem the property herein described 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
143468 (12-22,12-29,1-5)

ORDER OF PUBLICATION

FNA DZ, LLC
C/o Benjamin M. Decker, Esquire
2806 Reynolda Rd., #208
Winston-Salem, NC 27106

Plaintiff

vs.

ROSANNA L DICKERSON
NATIONSTAR MORTGAGE LLC
Prince George's County, Maryland

AND

All persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 2266641, UNIT 905; 3,840.0000 SQ.FT. & IMPS. FRENCHMANS CREEK C; ASSMT \$91,333 LIB 07418 FL 751 UNIT 905; KNOWN AS 5500 KAREN ELAINE DR HYATTSVILLE MD 20784 CONDO UNIT: 905.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division C-16-CV-22-000806

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

Prince George's County, described as follows: Tax Account No 2266641, UNIT 905; 3,840.0000 SQ.FT. & IMPS. FRENCHMANS CREEK C; ASSMT \$91,333 LIB 07418 FL 751 UNIT 905; KNOWN AS 5500 KAREN ELAINE DR HYATTSVILLE MD 20784 CONDO UNIT: 905.

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

It is thereupon this 12th day of December, 2022, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 6th day of January, 2023, warning all persons interested in the property to appear in this Court by the 14th day of February, 2023, and redeem the property herein described 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
143469 (12-22,12-29,1-5)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

Plaintiff

vs.

THE ESTATE OF VAOLA HUFF

AND

SECRETARY OF HOUSING AND URBAN DEVELOPMENT

AND

SENIOR OFFICIAL WITH RESPONSIBILITY FOR SINGLE FAMILY MORTGAGE INSURANCE PROGRAMS FOR THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, TRUSTEE

AND

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

817 BOOKER PL
CAPITOL HEIGHTS, MD 20743

And

Unknown Owner of the property 817 BOOKER PL described as follows: Property Tax ID 18-2044899 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-22-000814

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

LOT 9 BLK F SUB, Assmt 220,133.00 Lib 02807 FL 223 and assessed to THE ESTATE OF VAOLA HUFF and, also known as 817 BOOKER PL, CAPITOL HEIGHTS, MD 20743, Tax Account No. 18-2044899 on the Tax Roll of the Director of Finance.

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

It is thereupon this 12th day of December, 2022, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of January, 2023, warning all persons interested in the property to appear in this Court by the 14th day of February, 2023 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
143462 (12-22,12-29,1-5)

LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

Plaintiff

vs.

MILDRED A SANFORD

AND

BRANCH BANKING AND TRUST COMPANY
N/K/A TRUIST BANK

AND

HERBERT M WAYNE, TRUSTEE

AND

WILLIAM J ZIEGLER, TRUSTEE

AND

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

2110 SARANAC ST
HYATTSVILLE, MD 20783

And

Unknown Owner of the property 2110 SARANAC ST described as follows: Property Tax ID 17-1954452 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-22-000815

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

ADELPHI HILLS LOT 3 BLK C, Assmt 295,800.00 Lib 03992 FL 836 and assessed to MILDRED A SANFORD and HUGH L SANFORD, JR, and, also known as 2110 SARANAC ST, HYATTSVILLE, MD 20783, Tax Account No. 17-1954452 on the Tax Roll of the Director of Finance.

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

It is thereupon this 12th day of December, 2022, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of January, 2023, warning all persons interested in the property to appear in this Court by the 14th day of February, 2023 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
143463 (12-22,12-29,1-5)

LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

Plaintiff

vs.

EDWARD K RICKETS

AND

SUNRISE HOME OWNERS ASSOCIATION, INC

AND

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

6404 CARYHURST DR
FORT WASHINGTON, MD 20744

And

Unknown Owner of the property 6404 CARYHURST DR described as follows: Property Tax ID 12-1366012 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-22-000842

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

SUNRISE PLAT FIVE LOT 1 BLK C, Assmt 297,200.00 Lib 05546 FL 811 and assessed to EDWARD K RICKETS, also known as 6404 CARYHURST DR, FORT WASHINGTON, MD 20744, Tax Account No. 12-1366012 on the Tax Roll of the Director of Finance.

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

It is thereupon this 12th day of December, 2022, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of January, 2023, warning all persons interested in the property to appear in this Court by the 14th day of February, 2023 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
143465 (12-22,12-29,1-5)

LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

Plaintiff

vs.

BRAHM N PERSAUD

AND

GREENPOINT MORTGAGE FUNDING, INC

AND

SUELLEN WOHLFARTH, TRUSTEE

AND

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC A/K/A MERSCORP HOLDINGS, INC

AND

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

6217 CHEVERLY PARK DR
HYATTSVILLE, MD 20785

And

Unknown Owner of the property 6217 CHEVERLY PARK DR described as follows: Property Tax ID 02-0127738 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-22-000887

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

PROSPECT HILL LOT 27 BLK C, Assmt 457,000.00 Lib 39178 FL 597 and assessed to BRAHM N PERSAUD, also known as 6217 CHEVERLY PARK DR, HYATTSVILLE, MD 20785, Tax Account No. 02-0127738 on the Tax Roll of the Director of Finance.

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

It is thereupon this 12th day of December, 2022, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of January, 2023, warning all persons interested in the property to appear in this Court by the 14th day of February, 2023 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
143466 (12-22,12-29,1-5)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

Plaintiff

vs.

DEBORAH W REEVES

AND

WELLS FARGO FINANCIAL BANK

AND

LAKE LARGO TOWNHOUSE ASSOCIATION, INC

AND

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

502 CRUSHER CT
UPPER MARLBORO, MD 20774

And

Unknown Owner of the property 502 CRUSHER CT described as follows: Property Tax ID 13-2828598 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-22-000889

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

LARGO TOWN CENTER LOT 32 BLK C, Assmt 274,767.00 Lib 10718 FL 393 and assessed to DEBORAH W REEVES, also known as 502 CRUSHER CT, UPPER MARLBORO, MD 20774, Tax Account No. 13-2828598 on the Tax Roll of the Director of Finance.

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

It is thereupon this 12th day of December, 2022, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of January, 2023, warning all persons interested in the property to appear in this Court by the 14th day of February, 2023 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
143467 (12-22,12-29,1-5)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

Plaintiff

vs.

ELVA B NELSON

AND

TOWER FEDERAL CREDIT UNION

AND

GEORGE R BOND, TRUSTEE

AND

BARRY STRICKLIN, TRUSTEE

AND

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

3533 EDWARDS ST
UPPER MARLBORO MD 20774

And

Unknown Owner of the property 3533 EDWARDS ST described as follows: Property Tax ID 20-2242402 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-22-000948

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

EDWARDS ESTATES LOT 20 BLK 4, Assmt 266,000.00 Lib 00000 FL 000 and assessed to ELVA B NELSON and JERONE E NELSON, also known as 3533 EDWARDS ST, UPPER MARLBORO MD 20774, Tax Account No. 20-2242402 on the Tax Roll of the Director of Finance.

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

It is thereupon this 12th day of December, 2022, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive

LEGALS

PRINCE GEORGE'S COUNTY GOVERNMENT

Board of License Commissioners

(Liquor Control Board)

REGULAR SESSION

JANUARY 11, 2023

- t/a GQ Palace - Patrick Nwaokwu, Managing Member, for a Class B, Beer, Wine, and Liquor for the use of GQ Palace, LLC, t/a GQ Palace, 8833 Greenbelt Road, Greenbelt, Maryland 20770. - Request for a Special Entertainment Permit.
- Baldevbhai M Patel, President, t/a Allentown Liquors, 6321 Allentown Road Camp Springs, Maryland 20748. Class A, Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of Maryland Annotated Code 6-304 selling alcoholic beverages to an individual under the age of twenty-one and RR No. 1 Sales to a minor of the Rules and Regulations for Prince George's County. To wit; on Wednesday, November 2, 2022, at approximately 11 :00 am, one (1) underage female operative (18 yrs. old) and Inspector Glenn entered Allentown Liquors located at 6321 Allentown Road, Camp Springs, MD 20748. The operative retrieved a 4 pack Sutter Home Peach Tea Cocktails and proceeded to the cash register. The cashier (Anu Patel) did not check for ID and accepted payment for the purchase of the alcoholic beverage.
- Grace Thume, President, t/a El Tejano Bar and Grill, 6847 New Hampshire Avenue Takoma Park, Maryland 20912, Class B, Beer, Wine, and Liquor, is summonsed to show cause for an alleged violation of Maryland Annotated Code 6-304 selling alcoholic beverages to an individual under the age of twenty-one and RR No. 1 Sales to a minor of the Rules and Regulations for Prince George's County. To wit; on Wednesday, November 8, 2022, at approximately 11 :00 am one (1) underage female operative (18 yr. old) and Inspector North entered El Tejano Bar and Grill located at 6847 New Hampshire Avenue, Takoma Park, MD 20912. The operative ordered a Bottle Corona Beer and the server checked for ID and placed the 12 oz Bottle Corona Extra Beer in front of the minor operative. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing.
- Delmy F. Buruca De Hernandez, President/Treasurer, Carlos Arnoldo, Secretary, t/a El Paraiso Restaurant, 6511-6513 New Hampshire Avenue Takoma Park, Maryland 20912, Class B, Beer, Wine, and Liquor, is summonsed to show cause for an alleged violation of Maryland Annotated Code 6-304 selling alcoholic beverages to an individual under the age of twenty-one and RR No. 1 Sales to a minor of the Rules and Regulations for Prince George's County. To wit; on Wednesday, November 8, 2022, at approximately 11 :25 am one (1) underage female operative (18 yr. old) and Inspector North entered El Paraiso Restaurant located at 6511-6513 New Hampshire Avenue, Takoma Park, MD 20912. The operative ordered a Bottle Corona Beer and the server checked for ID and placed the 12 oz Bottle Corona Extra Beer in front of the minor operative. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing.
- Valery Azeh, Member, Njukang Asong, Member, t/a Spectrum Lounge, 10601 Baltimore Avenue Beltsville, MD 20705, Class B, Beer, Wine, and Liquor, is summonsed to show cause for an alleged violation of R.R No.#7 Consumption of Bottled goods on licensed premises (Bottle Service) of the Rules and Regulations for Prince George's County, Maryland. To wit; on Friday, November 4, 2022, at approximately 11:20 pm, while conducting Entertainment inspections, Inspectors Tredway and Johnson entered Spectrum Lounge, located at 10601 Baltimore Avenue, Beltsville, MD 20705. While inside, Inspector Johnson noticed a bottle of liquor higher than 15.50% of alcohol on a table in front of customers. A bottle of Cognac was confiscated for evidence. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing.
- John Tabatabaian, President/ Secretary/Treasurer, t/a Topolino Restaurant, 6320 Old Branch Avenue, Camp Springs, Maryland 20748, Class BL(R) Beer, Wine, and Liquor, is summonsed to show cause for an alleged violation of Maryland Annotated Code 6-304 selling alcoholic beverages to an individual under the age of twenty-one and RR No. 1 Sales to a minor of the Rules and

Regulations for Prince George's County. To wit; on Wednesday November 2, 2022, at approximately 11 :50 am one (1) underage female operative (18 yrs. old) and Inspector Glenn entered Topolino Restaurant, located at 6320 Old Branch Avenue, Camp Springs, MD 20748. The operative asked the bartender for a margarita. The bartender did not check the underage operative's ID and placed a glass containing margarita in front of the minor. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing.

7. Vera Nikolaeva, President/Secretary/Treasurer, Sergey Nikolaev, Stockholder, t/a DRINX MARKET, 1409 Ritchie Marlboro Road Capitol Heights, Maryland 20743, Class A, Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of Maryland Annotated Code 6-304 selling alcoholic beverages to an individual under the age of twenty-one and R.R No. 1 Sales to a minor of the Rules and Regulations for Prince George's County. To wit; on Tuesday, November 1, 2022, at approximately 11:10 am one (1) underage female operative (18 yr. old) and Inspector North of the Prince George's County Board of License Commissioners entered DRINX MARKET located at 1409 Ritchie Marlboro Road, Capitol Heights, MD 20743. While Inspector North observed, the operative took a 24 oz Bottle of White Claw Mango Seltzer from a refrigerator and proceeded to the register. The cashier did not check for ID and accepted payment and made the sale of the alcoholic beverage to the minor operative. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing.

8. Dinah Ok Min Chin, Director, Unsubk Chin, President, Nicholas Chin, Vice President, t/a Central Avenue Liquors, 6115 Central Avenue Capitol Heights, Maryland 20743 Class A, Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of Maryland Annotated Code 6-304 selling alcoholic beverages to an individual under the age of twenty-one and R.R No. 1 Sales to a minor of the Rules and Regulations for Prince George's County. To wit; On Tuesday, November 1, 2022, at approximately 11 :50 am one (1) underage female operative, Ms. Posada-Mejia (18 yr. old) and Inspector North of the Prince George's County Board of License Commissioners entered Central Avenue Liquors located at 6115 Central Avenue, Capitol Heights, MD 20743. While Inspector North observed, the operative ordered (1) 12pk of Simply Spike Lemonade, the cashier (Derrick D. Alston) did not check for ID and accepted payment and sold the 12pk of Simply Spike Lemonade to the minor operative. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing.

A virtual hearing will be held via Zoom at 7:00 p.m. on Wednesday, January 11, 2023. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at <http://bolc.mypgc.us> or you may email BLC@co.pg.md.us to request the link. Additional information may be obtained by contacting the Board's Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest:
Terence Sheppard
Director
December 21, 2022
143638 (12-29,1-5)

LEGALS

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

In The Estate Of: GARY K. MAR
Estate No.: 125031

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Perry Becker 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 21, 2023 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
143621 (12-29,1-5)

ORDER OF PUBLICATION
THORNTON MELLON LLC
Plaintiff,
v.
MAKIYE PITTS
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 2511 LEWIS AVE, SUTTLAND, MD 20746, Parcel No. 06-0507962

ANY UNKNOWN OWNER OF THE PROPERTY 2511 LEWIS AVE, SUTTLAND, MD 20746, Parcel No. 06-0507962, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County
Case No.: C-16-CV-22-000360

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0507962 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

5,944.0000 Sq.Ft. & Imps. Bradbury Park Lot 20 Bk E

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

It is thereupon this 19th day of December, 2022, by the Circuit Court for Prince Georges 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 21st day of February, 2023, and redeem the property with Parcel Identification Number 06-0507962 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
143588 (12-29,1-5,1-12)

Serving Prince George's County Since 1932

LEGALS

ORDER OF PUBLICATION
THORNTON MELLON LLC
Plaintiff,
v.
WILLIAM & KIMBERLY BYNUM
ESTATE OF WILLIAM JEROME BYNUM
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 6400 GATEWAY BLVD, DISTRICT HEIGHTS, MD 20747, Parcel No. 06-0467431

ANY UNKNOWN OWNER OF THE PROPERTY 6400 GATEWAY BLVD, DISTRICT HEIGHTS, MD 20747, Parcel No. 06-0467431, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County
Case No.: C-16-CV-22-000358

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0467431 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Lots 17.18 7,250.0000 Sq.Ft. & Imps. District Heights Bk 12

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

It is thereupon this 19th day of December, 2022, by the Circuit Court for Prince Georges 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 21st day of February, 2023, and redeem the property with Parcel Identification Number 06-0467431 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
143589 (12-29,1-5,1-12)

LEGALS

ORDER OF PUBLICATION
THORNTON MELLON LLC
Plaintiff,
v.
ERNEST N & EDNA C EDWARDS
COVINGTON RECREATION ASSOCIATION, INC.
COVINGTON RECREATION ASSOCIATION, INC.
ESTATE OF EDNA CORA EDWARDS
ESTATE OF EDNA CORA EDWARDS
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 3704 EXCALIBUR CT, CONDO UNIT: 203, BOWIE, MD 20716, Parcel No. 07-3276110

ANY UNKNOWN OWNER OF THE PROPERTY 3704 EXCALIBUR CT, CONDO UNIT: 203, BOWIE, MD 20716, Parcel No. 07-3276110, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County
Case No.: C-16-CV-22-000368

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 07-3276110 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

2,336.0000 Sq.Ft. & Imps. Covington Condo

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

It is thereupon this 19th day of December, 2022, by the Circuit Court for Prince Georges 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 21st day of February, 2023, and redeem the property with Parcel Identification Number 07-3276110 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
143591 (12-29,1-5,1-12)

ORDER OF PUBLICATION
THORNTON MELLON LLC
Plaintiff,
v.
SKIN IN THE GAME LLC
SKIN IN THE GAME LLC
Monument Bank
Monument Bank
Jeffrey Levin and Joel S Aronson
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 708 59TH AVE, CAPITOL HEIGHTS, MD 20743-0000, Parcel No. 18-2108413

ANY UNKNOWN OWNER OF THE PROPERTY 708 59TH AVE, CAPITOL HEIGHTS, MD 20743-0000 Parcel No. 18-2108413, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County
Case No.: C-16-CV-22-000435

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-2108413 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Lots 57.58 6,250.0000 Sq.Ft. & Imps. Fairmount Heights Bk D

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

It is thereupon this 12th day of December, 2022, by the Circuit Court for Prince Georges 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 14th day of February, 2023, and redeem the property with Parcel Identification Number 18-2108413 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
143447 (12-22,12-29,1-5)

LEGALS

ORDER OF PUBLICATION
THORNTON MELLON LLC
Plaintiff,
v.
ALTON E ELLIS
ALTON E ELLIS
CAROLYN M WILLIAMS (aka CAROLYN M WILLIAMS-ELLIS
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7804 DARCY RD, DISTRICT HEIGHTS, MD 20747, Parcel No. 06-0513572

ANY UNKNOWN OWNER OF THE PROPERTY 7804 DARCY RD, DISTRICT HEIGHTS, MD 20747, Parcel No. 06-0513572, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County
Case No.: C-16-CV-22-000362

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0513572 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

10,002.0000 Sq.Ft. & Imps. Norris Pyles Fore Lot 5 Bk B

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

It is thereupon this 19th day of December, 2022, by the Circuit Court for Prince Georges 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 21st day of February, 2023, and redeem the property with Parcel Identification Number 06-0513572 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
143590 (12-29,1-5,1-12)

ORDER OF PUBLICATION
THORNTON MELLON LLC
Plaintiff,
v.
ELMER A CANALES
BELLEFONTE COURT INDUSTRIAL CONDOMINIUM
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 8036 OLD ALEXANDRIA FERRY RD, CONDO UNIT: B-9, CLINTON, MD 20735, Parcel No. 09-0883793

ANY UNKNOWN OWNER OF THE PROPERTY 8036 OLD ALEXANDRIA FERRY RD, CONDO UNIT: B-9, CLINTON, MD 20735, Parcel No. 09-0883793, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County
Case No.: C-16-CV-22-000370

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 09-0883793 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

4,092.0000 Sq.Ft. & Imps. Bellefonte Court I

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

It is thereupon this 19th day of December, 2022, by the Circuit Court for Prince Georges 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 21st day of February, 2023, and redeem the property with Parcel Identification Number 09-0883793 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
143592 (12-29,1-5,1-12)

ORDER OF PUBLICATION
GBIF, LLC
c/o Eskin Law, LLC
1700 Reisterstown Road, Suite 212
Baltimore, MD 21208
Plaintiff,
v.
House of Still, Inc.
S/O Necole Martinez, R.A.
5416 Stoney Meadows Drive
District Heights, MD 20747
and
IncredibleBank
S/O Todd Nagel, CEO
327 North 17th Avenue
Wausau, WI 54401
and
Michael Cortese, Trustee
89 North Haddon Avenue, Suite A
Haddonfield, NJ 08033
and
State of Maryland
Office of the Attorney General
S/O Brian Frosh, Attorney General
200 St. Paul Place
Baltimore, MD 21202
and
Prince George's County
Department of Finance
S/O Stephen J. McGibbon, Director
1301 McCormick Drive, Suite 1100
Largo, MD 20774
and
All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest and any and all persons having or claiming to have any interest in the property and premises situate in Prince George's County, known as 5869 Allentown Road, Unit 34 and described as Legal Description BLDG 9 UNIT 34 5,763.0000 SQ.FT. & IMPS. PARK PLACE PROFESS ASSMT \$266,400 LIB 45101 FL 341 UNIT 34 Being known as District 06 Account Number 0446872 on the Tax Roll of the Collector of Taxes.
Defendants
In the Circuit Court for Prince George's County
Case No.: C-16-CV-22-001037

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 5869 Allentown Road, Unit 34 in Prince George's County, State of Maryland, sold by the Director of Finance for Prince George's County, State of Maryland to GBIF, LLC, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: Legal Description BLDG 9 UNIT 34 5,763.0000 SQ.FT. & IMPS. PARK PLACE PROFESS ASSMT \$266,400 LIB 45101 FL 341 UNIT 34, District 06 Account Number 0446872 known as 5869 Allentown Road, Unit 34.

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

It is thereupon this 19th day of December, 2022, by the Circuit Court for Prince George's County, Ordered, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear in this Court by the 21st day of February, 2023, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
143582 (12-29,1-5,1-12)

NOTICE

CARRIE M. WARD, et al.
6003 Executive Blvd., Suite 101
Rockville, MD 20852
Substitute Trustees/
Plaintiffs,
vs.
WILLIAM E. FRANKLIN
5306 Thomas Sim Lee Terrace
Upper Marlboro, MD 20772
Defendant(s).

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 17-18665

Notice is hereby given this 15th day of December, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5306 Thomas Sim Lee Terrace, Upper Marlboro, MD 20772, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 16th day of January, 2023, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 16th day of January, 2023.

The report states the purchase price at the Foreclosure sale to be \$265,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
143599 (12-29,1-5,1-12)

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC
ATTORNEYS AT LAW
1099 WINTERSON ROAD
SUITE 301
LINTHICUM HEIGHTS, MD 21090

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**3306 WATERFORD MILL ROAD
BOWIE, MD 20721**

Under a power of sale contained in a certain Deed of Trust from Divya Verma, and Lolita Verma, dated February 16, 2011 and recorded in Liber 32459, Folio 231 among the Land Records of Prince George's County, Maryland modified by Loan Modification Agreement recorded on January 18, 2013, in the Land Records of Prince George's County at Liber No. 34866, Folio 597, with an original principal balance of \$1,136,160.00, and an original interest rate of 3.750%, default having occurred under the terms thereof, 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 10, 2023, AT 11:30 AM**

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and 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" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$85,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

Richard E. Solomon, Richard J. Rogers, Michael McKeefery, Christianna Kersey, and Kevin Hildebeidel, Substitute Trustees

E.T. Newell & Co, Inc
912 E. 25th Street, Baltimore MD 21218
410-366-5555 www.melnicknewell.com

143427 (12-22,12-29,1-5)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
NOAMI THERESA PROCTOR

Notice is given that Johnette Shawn Hill, whose address is 11401 Mary Catherine Drive, Clinton, MD 20735, and Gregory D Proctor, whose address is 13610 Valley Way, Hughesville, MD 20637, were on December 9, 2022 appointed Co-Personal Representatives of the estate of Naomi Theresa Proctor who died on August 10, 2022 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 9th day of June, 2023.

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.

JOHNETTE SHAWN HILL
GREGORY D PROCTOR
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. 126426
(12-22,12-29,1-5)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DELORIS LACEY TYER

Notice is given that Karen Tyer Bowens, whose address is 3207 Saville Lane, Mitchellville, MD 20721, and Byron Keith Tyer, whose address is 622 Brookedge Court, Mitchellville, MD 20721, were on November 9, 2022 appointed Co-Personal Representatives of the estate of Deloris Lacey Tyer who died on August 8, 2021 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 9th day of May, 2023.

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.

KAREN TYER BOWENS
BYRON KEITH TYER
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. 126951
(12-22,12-29,1-5)

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC
ATTORNEYS AT LAW
1099 WINTERSON ROAD
SUITE 301
LINTHICUM HEIGHTS, MD 21090

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**12810 BELHURST LANE
BOWIE, MD 20715**

Under a power of sale contained in a certain Deed of Trust from Laurena Donovan, dated April 28, 2006 and recorded in Liber 25255, Folio 690 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$193,900.00, and an original interest rate of 3.750%, default having occurred under the terms thereof, 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 10, 2023, AT 11:30 AM**

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and 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" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$15,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

Richard E. Solomon, Richard J. Rogers, Michael McKeefery, Christianna Kersey, and Kevin Hildebeidel, Substitute Trustees

E.T. Newell & Co, Inc
912 E. 25th Street, Baltimore MD 21218
410-366-5555 www.melnicknewell.com

143428 (12-22,12-29,1-5)

THIS COULD BE YOUR AD!

Call 301-627-0900 for a quote.

LEGALS

NOTICE

CARRIE M. WARD, et al.
6003 Executive Blvd., Suite 101
Rockville, MD 20852

Substitute Trustees/
Plaintiffs,

vs.
REGINA CRAWFORD
STEVEN W. CRAWFORD
6010 Belwood Street
District Heights, MD 20747
Defendant(s).

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 21-07187**

Notice is hereby given this 6th day of December, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6010 Belwood Street, District Heights, MD 20747, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 6th day of January, 2023, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 6th day of January, 2023.

The report states the purchase price at the Foreclosure sale to be \$243,000.00.

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

143433 (12-22,12-29,1-5)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DESIRA CONTEE

Notice is given that Charnetta Contee, whose address is 10522 Galena Lane, Upper Marlboro, MD 20772, was on October 3, 2022 appointed Personal Representative of the estate of Desira Contee, who died on August 4, 2022 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 3rd day of April, 2023.

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.

CHARNETTA CONTEE
Personal Representative

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

Estate No. 126592
(12-22,12-29,1-5)

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC
ATTORNEYS AT LAW
1099 WINTERSON ROAD
SUITE 301
LINTHICUM HEIGHTS, MD 21090

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**1736 DUTCH VILLAGE DRIVE
LANDOVER, MD 20785**

Under a power of sale contained in a certain Deed of Trust from Vialene Williams, dated April 13, 2009 and recorded in Liber 30561, Folio 293 among the Land Records of Prince George's County, Maryland modified by Loan Modification Agreement recorded on July 18, 2014, in the Land Records of Prince George's County at Liber No. 36171, Folio 091, with an original principal balance of \$110,500.00, and an original interest rate of 4.000%, default having occurred under the terms thereof, 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 10, 2023, AT 11:30 AM**

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and 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" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$8,400.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

Richard E. Solomon, Richard J. Rogers, Michael McKeefery, Christianna Kersey, Kevin Hildebeidel, and Kathleen Young, Substitute Trustees

E.T. Newell & Co, Inc
912 E. 25th Street, Baltimore MD 21218
410-366-5555 www.melnicknewell.com

143429 (12-22,12-29,1-5)

LEGALS

Joyce Ann Williams
7981 Eastern Avenue, Suite C-4
Silver Spring, MD 20910
301-585-1970

Dalia Alezra, Esq.
124 South Street
Annapolis, MD 21401
410-268-9246

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JUANITA HARPER

Notice is given that Vencerita Gilliam, whose address is 614 Quincy Street NW, Washington, DC 20011, was on December 19, 2022 appointed Personal Representative of the estate of Juanita Harper, who died on June 3, 2010 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 19th day of June, 2023.

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, except if the decedent died before October 1, 1992, nine 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.

VENCERITA GILLIAM
Personal Representative

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

Estate No. 127424
(12-29,1-5,1-12)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RITA E. MILLER

Notice is given that Joseph Miller, whose address is 8072 Wood Home Circle, Pasadena, MD 21122, was on December 9, 2022 appointed Personal Representative of the estate of Rita E. Miller, who died on November 25, 2022 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 9th day of June, 2023.

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, except if the decedent died before October 1, 1992, nine 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 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. 127460
(12-29,1-5,1-12)

Serving

Prince George's

County Since 1932

LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

Plaintiff

vs.

BERNEA BELL

AND

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

9804 HUMMINGBIRD LN
UPPER MARLBORO, MD 20772

And

Unknown Owner of the property 9804 HUMMINGBIRD LN described as follows: Property Tax ID 11-1168400 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-22-00077

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

HOLLOWAY ESTATES LOT 59 BLK 28, Assmt 325,633.00 Lib 44715 Fl 413 and assessed to BERNEA BELL, also known as 9804 HUMMINGBIRD LN, UPPER MARLBORO, MD 20772, Tax Account No. 11-1168400 on the Tax Roll of the Director of Finance.

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

It is thereupon this 12th day of December, 2022, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of January, 2023, warning all persons interested in the property to appear in this Court by the 14th day of February, 2023 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
143472 (12-22,12-29,1-5)

LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

Plaintiff

vs.

SEAN D ROBINSON

AND

LISA ROBINSON

AND

HOMESIDE FINANCIAL, LLC
A/K/A LOWER, LLC

AND

MICHAEL BAYNES, TRUSTEE

AND

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC, A/K/A MERSCORP HOLDINGS, INC

AND

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

14 CINDY LN
CAPITOL HEIGHTS, MD 20743

And

Unknown Owner of the property 14 CINDY LN described as follows: Property Tax ID 18-5503008 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-22-00078

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

VILLAGE AT PEPPER LOT 83 GRD D4, Assmt 237,183.00 Lib 46201 Fl 583 and assessed to SEAN D ROBINSON and LISA ROBINSON, also known as 14 CINDY LN, CAPITOL HEIGHTS, MD 20743, Tax Account No. 18-5503008 on the Tax Roll of the Director of Finance.

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

It is thereupon this 12th day of December, 2022, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of January, 2023, warning all persons interested in the property to appear in this Court by the 14th day of February, 2023 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
143473 (12-22,12-29,1-5)

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

LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs.

Plaintiff

LOUISE M SPRIGGS

AND

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

4536 BANNER ST
BRENTWOOD, MD 20722

And

Unknown Owner of the property 4536 BANNER ST described as follows: Property Tax ID 17-1964634 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-22-00081

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

LOT 12 BLK C SUB, Assmt 311,100.00 Lib 37284 Fl 353 and assessed to LOUISE M SPRIGGS, also known as 4536 BANNER ST, BRENTWOOD, MD 20722, Tax Account No. 17-1964634 on the Tax Roll of the Director of Finance.

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

It is thereupon this 12th day of December, 2022, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of January, 2023, warning all persons interested in the property to appear in this Court by the 14th day of February, 2023 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
143474 (12-22,12-29,1-5)

LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs.

Plaintiff

JACQUES TCHOUANTE

AND

MONIQUE TCHOUANTE

AND

BANKERS TRUST COMPANY OF CA, N.A. TRUSTEE OF MELLON CRA MORTGAGE LOAN TRUST 1996-A

AND

JIM SORVAAG, TRUSTEE

AND

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC, A/K/A MERSCORP HOLDINGS, INC

AND

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

2314 BANNING PL
HYATTSVILLE, MD 20783

And

Unknown Owner of the property 2314 BANNING PL described as follows: Property Tax ID 17-1919075 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-22-000813

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

LOT 12 BLK 14 SUB, Assmt 265,400.00 Lib 11463 Fl 400 and assessed to JACQUES TCHOUANTE and MONIQUE TCHOUANTE, also known as 2314 BANNING PL, HYATTSVILLE, MD 20783, Tax Account No. 17-1919075 on the Tax Roll of the Director of Finance.

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

It is thereupon this 12th day of December, 2022, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of January, 2023, warning all persons interested in the property to appear in this Court by the 14th day of February, 2023 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
143475 (12-22,12-29,1-5)

NOTICE

JEREMY K. FISHMAN, et al.
Substitute Trustees
vs.

DANIELA GUADALUPE
AGUINA HERNANDEZ
MARIA DEL CARMEN
VASQUEZ
3902 72ND Avenue
Hyattsville, MD 20784

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Action No. CAEF 22-28396

Notice is hereby given this 6th day of December, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3902 72ND Avenue, Hyattsville, MD 20784, made and represented by Jeremy K. Fishman, Samuel D. Williamowsky, and Erica T. Davis, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 6th day of January, 2023, next, provided a copy of this NOTICE be inserted in some newspaper published in said County once in each of three successive weeks before the 6th day of January, 2023, next.

The Report of Sale states the amount of the sale to be Two Hundred Forty Thousand Seven Hundred Dollars (\$240,700.00).

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

True Copy—Test:
Mahasin El Amin, Clerk
143393 (12-15,12-22,12-29)

File No. 22-PG-RT-1129

ORDER OF PUBLICATION

RTL-F-MD, LLC
C/o William M. O'Connell, Esquire
Law Office of William M. O'Connell, LLC
124 South Street, Suite 4
Annapolis, MD 21401
Tel. (410) 230-1800,

vs.

Plaintiff

Folashade Thomas, and
Prince George's County, Maryland

And

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

810 Queensdale Court
Capitol Heights, MD 20743

Legal Description: 1,500 SF & Imps. London Woods Plat Lot 86-6 Account ID: 18-2031789 Deed Ref.: 10574/709 Assessed to: Thomas, Folashade,

Defendants

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

Case Number: C-16-CV-22-000434

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, situate in Prince George's County, Maryland and described as:

810 Queensdale Court
Capitol Heights, MD 20743

Legal Description: 1,500 SF & Imps. London Woods Plat Lot 86-6 Account ID: 18-2031789 Deed Ref.: 10574/709 Assessed to: Thomas, Folashade

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

It is thereupon this 12th day of December, 2022, by the Circuit Court for Prince George's County, Maryland:

ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, before the 6th day of January, 2023, warning all persons interested in the said properties to be and appear in this Court by the 14th day of February, 2023, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this 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
143449 (12-22,12-29,1-5)

LEGALS

NOTICE OF REPORT OF SALE

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

Plaintiff

vs.

Barbara Cassidy Lampkin

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF 22-26649

NOTICE is hereby given this 13th day of December, 2022, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of January, 2023; provided, a copy of this order be inserted in a daily newspaper printed in said County, once in each of three successive weeks before the 13th day of January, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$9856.28. The property sold herein is One 1,282,000/ 389,331,000 fractional fee simple undivided Designated Vacation Ownership Interest (the "Designated VOI") in the 18 Designated VOI Units numbered 707, 722, 807, 822, 922, 1101, 1102, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121 and 1122 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Designated VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:
Mahasin El Amin, Clerk
143543 (12-22,12-29,1-5)

LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

v.

LONNIE W ROGERS
LONNIE W ROGERS
ESTATE OF LONNIE W ROGERS
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 6926 FOREST TER, LANDOVER, MD 20785, Parcel No. 13-1542554

ANY UNKNOWN OWNER OF THE PROPERTY 6926 FOREST TER, LANDOVER, MD 20785, Parcel No. 13-1542554, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County

Case No.: C-16-CV-22-000398

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 13-1542554 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

5,027.0000 Sq.Ft. & Imps. Kent Village Lot 21 Blk G

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

It is thereupon this 19th day of December, 2022, by the Circuit Court for Prince Georges 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 21st day of February, 2023, and redeem the property with Parcel Identification Number 13-1542554 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
143593 (12-29,1-5,1-12)

LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

v.

JORGE LUIS HERNANDEZ
THE FAIRMONT 1001 CONDO.
ASSOC.
ESTATE OF JORGE HERNANDEZ
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1001 CHILLUM RD, CONDO UNIT: 416, HYATTSVILLE, MD 20782, Parcel No. 17-3754173

ANY UNKNOWN OWNER OF THE PROPERTY 1001 CHILLUM RD, CONDO UNIT: 416, HYATTSVILLE, MD 20782, Parcel No. 17-3754173, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County

Case No.: C-16-CV-22-000423

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-3754173 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Unit 416 368.0000 Sq.Ft. & Imps. The Fairmount 1001

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

It is thereupon this 19th day of December, 2022, by the Circuit Court for Prince Georges 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 21st day of February, 2023, and redeem the property with Parcel Identification Number 17-3754173 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
143594 (12-29,1-5,1-12)

LEGALS

COUNTY COUNCIL HEARINGS

COUNTY COUNCIL OF
PRINCE GEORGE'S COUNTY, MARYLAND
NOTICE OF PUBLIC HEARINGS

TUESDAY, JANUARY 17, 2023

COUNCIL HEARING ROOM
WAYNE K. CURRY ADMINISTRATION BUILDING
1301 MCCORMICK DRIVE
LARGO, MARYLAND
<https://pgccouncil.us/LIVE>

10:00 A.M.

Notice is hereby given that on Tuesday, January 17, 2023, the County Council of Prince George's County, Maryland, will hold the following public hearing:

COUNCIL BILLS

CB-012-2023 (DR-2) – AN ORDINANCE CONCERNING GENERAL PROVISIONS - DEVELOPMENT AUTHORITY PURSUANT TO THE PRIOR ORDINANCE - LIMITATIONS ON DEVELOPMENT for the purpose of limiting the authority in the Zoning Ordinance for development under the prior Ordinance superseded by the revised Subtitle 27 of the Prince George's County Code, being also the Zoning Ordinance of Prince George's County.

CB-013-2023 – AN ORDINANCE CONCERNING M-X-T ZONE TRANSITION for the purpose of repealing CB-69-2022 which authorized properties that were in the M-X-T (Mixed Use--Transportation Oriented) Zone prior to the effective date of the new zoning ordinance to elect to conform to the requirement of the CGO (Commercial, General Office) Zone.

CB-014-2023 – AN ORDINANCE CONCERNING ZONING-GENERAL PROVISIONS - TRANSITIONAL PROVISIONS for the purpose of repealing CB-77-2022, including Section 27-1706, of the Zoning Ordinance of Prince George's County.

CB-015-2023 – AN ORDINANCE CONCERNING ZONING-ZONES AND ZONE REGULATIONS-PRINCIPAL USES-SPLIT-ZONED PROPERTY for the purpose of repealing CB-078-2022 and clarifying the development regulations and use tables applicable to the development of lots that were split zoned as a result of the Countywide Map Amendment by the District Council.

CB-016-2023 (DR-2) – AN ORDINANCE CONCERNING IE ZONE TRANSITIONAL PROVISIONS for the purpose of repealing CB-79-2022 and reinstating the lot coverage and green area requirements for previously I-1 (Light Industrial) zoned properties and permitting distribution warehouses in the IE (Industrial, Employment) Zone under the Zoning Ordinance of Prince George's County.

CB-017-2023 – AN ORDINANCE CONCERNING GENERAL PROVISIONS - DEVELOPMENT AUTHORITY PURSUANT TO THE PRIOR ORDINANCE - LIMITATION ON TOWNHOUSE AND ONE-FAMILY ATTACHED DWELLINGS-R-A ZONE for the purpose of limiting the authority in the Zoning Ordinance for development of Townhouse and One-family attached dwelling uses under the prior Ordinance in the R-A (Residential Agricultural) Zone of Prince George's County.

CB-018-2023 – AN ORDINANCE CONCERNING ZONING-ZONES AND ZONE REGULATIONS-BASE ZONES-EXPEDITED TRANSIT-ORIENTED DEVELOPMENT for the purpose of repealing CB-97-2022 and reinstating the development regulations applicable to certain expedited transit-oriented development in Transit-Oriented / Activity Center Base Zones within the new Zoning Ordinance of Prince George's County, being also Chapter 37, 2018 Laws of Prince George's County, Maryland (CB-013-2018), as amended by Chapter 53, 2021 Laws of Prince George's County, Maryland (CB-98-2021).

To register to speak or submit comments or written testimony please use the Council's eComment portal at: <https://pgccouncil.us/Speak>. For those unable to use the portal, comments/written correspondence may be emailed to: clerkofthecouncil@co.pg.md.us or faxed to (301) 952-5178.

Written comments must be submitted by 3:00 p.m. on the day BEFORE the meeting. Testimony and comments will not be accepted via social media or by telephone/voice mail message. **Speaker registration is available until 10:00 a.m. on the day of the hearing.**

These policies are in effect until otherwise changed and, any future changes to them, will be communicated on the County Council website, County Council social media channels, via Alert Prince George's, and will be shared with the press via a press release.

View meetings by selecting the "In Progress" link next to the meeting on the Council's live streaming page: <https://pgccouncil.us/LIVE>.

BY ORDER OF THE COUNTY COUNCIL
PRINCE GEORGE'S COUNTY, MARYLAND
Calvin S. Hawkins, II, Chair

ATTEST:
Donna J. Brown
Clerk of the Council

143639 (12-29,1-5)

YEAR REVIEW OF ENVIRONMENTAL RESTORATION
BEAVER DAM ROAD LANDFILL
BELTSVILLE AGRICULTURAL RESEARCH CENTER
BELTSVILLE, MD 20705

The Beltsville (MD) Agricultural Research Center (BARC), a part of the U.S. Department of Agriculture's Agricultural Research Service, is beginning a five-year review of its environmental restoration of the Beaver Dam Road Land Fill (BDRLF). This location is about a 14-acre area of concern that is part of BARC' National Priorities Listing (Superfund) by the U.S. Environmental Protection Agency.

From the early 1940s through the 1980s, the BDRLF was used for disposal of nonhazardous materials such as rubble from masonry construction debris, tree clippings, wood, and broken asphalt from BARC operations. A Remedial Investigation also identified a plume of groundwater contaminated with trichloroethylene (TCE) up to a maximum concentration of 1,100 parts per billion (ppb). The plume impacts an area of about two-thirds of an acre to the southeast of the BDRLF. The Safe Drinking Water Act calls for a maximum contaminant level for TCE of 5 ppb, which is the cleanup goal for the site, although there are no drinking water wells in the area. To meet this goal, a remedy that included installation of a passive groundwater treatment system with a permeable reactive barrier (PRB) or "biowall" that captures and remediates TCE was selected and implemented. The biowall is currently in place and is undergoing performance monitoring.

The first five-year review was conducted in 2018. The site remedy was expanded in 2020 to include the installation of upgradient trench pits and microbial injections. The second five-year review will include an examination of the BDRLF's Record of Decision, a review of site conditions, the implementation of remedy enhancements to improve system performance and a review of the effectiveness of the biowall. It is being conducted between January 1, 2023, and January 31, 2023.

All published data on the BDRLF and other BARC NPL/Superfund areas of concern are available for inspection at:

Information Repository
Building 003, Room 313
10300 Baltimore Avenue
Beltsville Agricultural Research Center
Beltsville, MD 20705
Open: Monday through Friday: 8:30 am to 4:30 pm
Available online at <https://cercla.ba.ars.usda.gov>

Facility Contacts:

John Houston, Environmental Engineer
Phone: (240) 204-3331, john.houston@usda.gov

Stephen Tushek - Environmental Management Unit Manager
Phone: ((202) 768-6595, stephen.tushek@usda.gov

143562 (12-29)

LEGALS

BWW LAW GROUP, LLC
6003 Executive Boulevard, Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

7929 FISKE AVE.
LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust dated December 19, 2007, recorded in Liber 29986, Folio 89 among the Land Records of Prince George's County, MD, with an original principal balance of \$420,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 18, 2023 AT 11:23 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$33,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 357595-1)

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Carrie M. Ward, et al.,
Substitute Trustees

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143607 (12-29,1-5,1-12)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
JOHN DEL TUFO
AKA: JOHN RICHARD DEL TUFO

Notice is given that Todd Jon Del Tufo, whose address is 8825 Cardinal Court, Laurel, MD 20723, was on December 9, 2022 appointed Personal Representative of the estate of John Del Tufo AKA: John Richard Del Tufo, who died on August 26, 2022 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 9th day of June, 2023.

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.

TODD JON DEL TUFO
Personal Representative

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

Estate No. 126905

143629 (12-29,1-5,1-12)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
MARCIA ELLEN PORTERFIELD

Notice is given that Theodore Michael Verbich, whose address is 109 Tingle Rd, Berlin, MD 21811, was on May 24, 2022 appointed Personal Representative of the estate of Marcia Ellen Porterfield, who died on March 28, 2022 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 24th day of November, 2022.

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, except if the decedent died before October 1, 1992, nine 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.

THEODORE MICHAEL VERBICH
Personal Representative

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

Estate No. 125120

143399 (12-15,12-22,12-29)

LEGALS

BWW LAW GROUP, LLC
6003 Executive Boulevard, Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

10701 BAYVIEW CT.
FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated October 21, 2006, recorded in Liber 26927, Folio 725 among the Land Records of Prince George's County, MD, with an original principal balance of \$594,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 18, 2023 AT 11:25 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$66,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 332978-1)

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Carrie M. Ward, et al.,
Substitute Trustees

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143608 (12-29,1-5,1-12)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
DOROTHY D SINGLETON

Notice is given that Joy Singleton Jackson, whose address is 811 Arbor Park Place, Mitchellville, MD 20721, was on September 8, 2022 appointed Personal Representative of the estate of Dorothy D Singleton, who died on June 15, 2022 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 8th day of March, 2023.

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.

JOY SINGLETON JACKSON
Personal Representative

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

Estate No. 126004

143400 (12-15,12-22,12-29)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
GARY DOUGLAS LILES

Notice is given that Joshua Liles, whose address is 16-M Ridge Rd, Greenbelt, MD 20770, was on November 9, 2022 appointed Personal Representative of the estate of Gary Douglas Liles, who died on September 11, 2019 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 9th day of May, 2023.

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.

JOSHUA LILES
Personal Representative

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

Estate No. 126930

143401 (12-15,12-22,12-29)

LEGALS

ORDER OF PUBLICATION

FNA DZ, LLC
C/o Benjamin M. Decker, Esquire
2806 Reynolda Rd., #208
Winston-Salem, NC 27106

Plaintiff

vs.

CEDAR LANE HOLDINGS L.L.C.
Prince George's County, Maryland

AND

All persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 2183184, 5.8900 ACRES. & IMPS. CABOT CABOT & FORB LOT 2C BLK A; ASSMT \$6,880,533 LIB 00000 FL 000; KNOWN AS 4600 BOSTON WAY LANHAM MD 20706.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division Case No.: C-16-CV-22-000822

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

Prince George's County, described as follows: Tax Account No 2183184, 5.8900 ACRES. & IMPS. CABOT CABOT & FORB LOT 2C BLK A; ASSMT \$6,880,533 LIB 00000 FL 000; KNOWN AS 4600 BOSTON WAY LANHAM MD 20706.

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

It is thereupon this 12th day of December, 2022, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 6th day of January, 2023, and redeem the property herein described 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
143448 (12-22,12-29,1-5)

LEGALS

ORDER OF PUBLICATION

FNA DZ, LLC
C/o Benjamin M. Decker, Esquire
2806 Reynolda Rd., #208
Winston-Salem, NC 27106

Plaintiff

vs.

NEDA ENTERPRISES LLC
Prince George's County, Maryland

AND

All persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 2209211, 15,000.0000 SQ.FT. & IMPS. SEABROOK LOT 2 BLK B; ASSMT \$97,500 LIB 35781 FL 017; KNOWN AS LOT 2 SMITH AVE LANHAM MD 20706.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division Case No.: C-16-CV-22-000821

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

Prince George's County, described as follows: Tax Account No 2209211, 15,000.0000 SQ.FT. & IMPS. SEABROOK LOT 2 BLK B; ASSMT \$97,500 LIB 35781 FL 017; KNOWN AS LOT 2 SMITH AVE LANHAM MD 20706.

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

It is thereupon this 12th day of December, 2022, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 6th day of January, 2023, and redeem the property herein described 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
143464 (12-22,12-29,1-5)

File No. 21-PG-JF-1002

ORDER OF PUBLICATION

Jeffrey Frantz
C/o William M. O'Connell, Esquire
Law Office of William M. O'Connell, LLC
124 South Street, Suite 4
Annapolis, MD 21401
Tel. (410) 230-1800,

Plaintiff

vs.

Ronald D. Bristol, and
Joyce R. Bristol, and
Prince George's County, Maryland,

And

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

4009 Vine Street
Capitol Heights, D 20743

Legal Description: 4,500 SF & Imps. Bradbury Heights Lot 45 Blk 19 Account ID: 06-0529586 Deed Ref.: 40173/303 Assessed to: Bristol, Ronald D & Joyce R.,

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division Case Number: C-16-CV-22-000546

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, situate in Prince George's County, Maryland and described as:

4009 Vine Street
Capitol Heights, D 20743

Legal Description: 4,500 SF & Imps. Bradbury Heights Lot 45 Blk 19 Account ID: 06-0529586 Deed Ref.: 40173/303 Assessed to: Bristol, Ronald D & Joyce R.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 12th day of December, 2022, by the Circuit Court for Prince George's County, Maryland;

ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, before the 6th day of January, 2023, warning all persons interested in the said properties to be and appear in this Court by the 14th day of February, 2023, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this 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
143451 (12-22,12-29,1-5)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JAMES LEE MORRIS

Notice is given that Violeta Morris, whose address is 2706 Newglen Avenue, Forestville, MD 20747, was on November 30, 2022 appointed Personal Representative of the estate of James Lee Morris who died on June 2, 2022 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.

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.

VIOLETA MORRIS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 125454
143413 (12-15,12-22,12-29)

THIS COULD BE

YOUR AD!

Call 301-627-0900

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

vs.

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, SUTTLAND, MD 20746-0000, Parcel No. 06-0608208

ANY UNKNOWN OWNER OF THE PROPERTY 4646 DAVIS AVE, SUTTLAND, MD 20746-0000 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 Case No.: C-16-CV-22-000364

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 the 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 5th day of December, 2022, by the Circuit Court for Prince Georges 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 7th day of February, 2023, 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
143389 (12-15,12-22,12-29)



LEGALS

NOTICE OF REPORT OF SALE

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

Plaintiff

vs.

Janice Wyss

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF22-26693

NOTICE is hereby given this 12th day of December, 2022, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of January, 2023; provided, a copy of this order be inserted in a daily newspaper printed in said County, once in each of three successive weeks before the 12th day of January, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$12180.53. The property sold herein is One 692,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:
Mahasin El Amin, Clerk
143438 (12-22,12-29,1-5)

LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

vs.

JESSE HUDGINS & NANCY LEE
ESTATE OF NANCY LEE
ESTATE OF NANCY I LEE
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 4523 41ST AVE, BRENTWOOD, MD 20722, Parcel No. 17-1943679

ANY UNKNOWN OWNER OF THE PROPERTY 4523 41ST AVE, BRENTWOOD, MD 20722 Parcel No. 17-1943679, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County Case No.: C-16-CV-22-000421

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1943679 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

2,500.0000 Sq.Ft. & Imps. Holladay Co Addn Lot 3 Blk A

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

It is thereupon this 5th day of December, 2022, by the Circuit Court for Prince Georges 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 7th day of February, 2023, and redeem the property with Parcel Identification Number 17-1943679 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
143391 (12-15,12-22,12-29)

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

IN RE ADOPTION OF JONATHAN NOE MAGANA GRANADOS

Case No.: CAA20-11884

ORDER OF PUBLICATION BY POSTING

ORDERED, on this 9th day of December, 2022, by the Circuit Court for Prince George's County, Maryland;

You are hereby notified that a Court case has been filed in the Circuit Court for Prince George's County in the above-referenced case. All persons who believe themselves to be parents of a male child born on October 14, 2008, in Washington D.C. to ADA LISSETH GRANADOS and MARVIN A. MAGANA MENDOZA, shall file a written response. That the Birth Father, MARVIN A. MAGANA MENDOZA, is hereby notified that the Petitioners have filed a Petition for Adoption of the Minor Child on March 19, 2020; Petitioner states that the Birth Father's last known addresses are: 3412 Farthing Drive, Silver Spring, MD 20906; 17 East Bellefonte Avenue, Apt 201, Alexandria, VA 22310; 6418 Virginia Hills Avenue, Alexandria, VA 22310; 2935 Mountain Avenue North, Apt. 4, San Bernardino, CA 92404; 3332 Chauncey Place Apt. 101, Mount Rainier, MD 20712; 14002 Cove Lane, Apt. 303, Rockville, MD 20851. A copy of the Show Cause Order may be obtained from the clerk's office at 14735 Main Street, Courthouse, Suite D1022, Upper Marlboro, MD 20772 and 301-952-3322. If you do not file a written objection by the 7th day of February, 2023; you will have agreed to the Court granting adoption of this child. It is further,

ORDERED, that this Order shall be posted at the Courthouse door in accordance with Maryland Rule 2-122(a)(1), said posting to be completed by the 8th day of January, 2023; and it is further,

ORDERED, that the Petitioner shall mail, by regular mail (first class mail), to the Birth Father's last known address, if known, a copy of the signed Order of Publication at least thirty (30) days prior to the response date in said Order, and it is further

ORDERED, THAT THE BIRTH FATHER MARVIN A. MAGANA MENDOZA, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 7th DAY OF FEBRUARY, 2023, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM BY DEFAULT.

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

True Copy—Test:
Mahasin El Amin, Clerk
143414 (12-15,12-22,12-29)

LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

vs.

ATABONG MBELEM
ATABONG MBELEM
ATABONG MBELEM
Presidential Park Condominium
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1822 METZEROTT RD, CONDO UNIT: B-3, HYATTSVILLE, MD 20783-0000, Parcel No. 17-1942531

ANY UNKNOWN OWNER OF THE PROPERTY 1822 METZEROTT RD, CONDO UNIT: B-3, HYATTSVILLE, MD 20783-0000 Parcel No. 17-1942531, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County Case No.: C-16-CV-22-000419

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1942531 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Bldg 15 Unit B-3 1,200.0000 Sq.Ft. & Imps. Presidential Park

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

It is thereupon this 5th day of December, 2022, by the Circuit Court for Prince Georges 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 7th day of February, 2023, and redeem the property with Parcel Identification Number 17-1942531 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
143390 (12-15,12-22,12-29)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

vs.

WAVERLY & ESTHER B EVANS
WAVERLY & ESTHER B EVANS
WAVERLY & ESTHER B EVANS
ESTATE OF ESTHER B EVANS
ESTATE OF WAVERLY WILSON EVANS
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 505 62ND AVE, CAPITOL HEIGHTS, MD 20743, Parcel No. 18-2017580

ANY UNKNOWN OWNER OF THE PROPERTY 505 62ND AVE, CAPITOL HEIGHTS, MD 20743 Parcel No. 18-2017580, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County Case No.: C-16-CV-22-000425

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-2017580 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

7,500.0000 Sq.Ft. & Imps. Mt Weisser Lot 28

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

It is thereupon this 5th day of December, 2022, by the Circuit Court for Prince Georges 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 7th day of February, 2023, and redeem the property with Parcel Identification Number 18-2017580 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
143392 (12-15,12-22,12-29)

File No. 22-PG-RT-1020

ORDER OF PUBLICATION

RTL-F-MD, LLC
C/o William M. O'Connell, Esquire
Law Office of William M. O'Connell, LLC
124 South Street, Suite 4
Annapolis, MD 21401
Tel. (410) 230-1800,

Plaintiff

vs.

Alberto T. Rodriguez, and
Leticia A. Rodriguez, and
Prince George's County, Maryland

And

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

12217 Parkton St
Fort Washington, MD 20744

Legal Description: 11,830 SF & Imps. Tantallon South Lot 18 Block H Account ID: 05-0323816 Deed Ref.: 4705/279 Assessed to: Rodriguez, Alberto T. & Leticia A.,

Defendants

LEGALS

File No. 22-PG-RT-1014

ORDER OF PUBLICATION

RTLFL-MD, LLC
C/o William M. O'Connell, Esquire
Law Office of William M. O'Connell, LLC
124 South Street, Suite 4
Annapolis, MD 21401
Tel. (410) 230-1800,

Plaintiff

vs.
Heather K. Flaherty, and
Prince George's County, Maryland
And

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

4476 Lord Loudoun Ct, Condo Unit 16-5
Upper Marlboro, MD 20772

Legal Description: 1,662 SF & Imps.
Account ID: 03-0242149
Deed Ref.: 45449/517
Assessed to: Flaherty, Heather K,
Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division
Case Number:
C-16-CV-22-000564

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, situate in Prince George's County, Maryland and described as:

4476 Lord Loudoun Ct, Condo Unit 16-5
Upper Marlboro, MD 20772

Legal Description: 1,662 SF & Imps.
Account ID: 03-0242149
Deed Ref.: 45449/517
Assessed to: Flaherty, Heather K

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

It is thereupon this 12th day of December, 2022, by the Circuit Court for Prince George's County, Maryland:

ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, before the 6th day of January, 2023, warning all persons interested in the said properties to be and appear in this Court by the 14th day of February, 2023, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this 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
143452 (12-22,12-29,1-5)

NOTICE OF REPORT OF SALE

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

Plaintiff

vs.
Alonia B. Trice
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF22-26694

NOTICE is hereby given this 12th day of December, 2022, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of January, 2023; provided, a copy of this order be inserted in a daily newspaper printed in said County, once in each of three successive weeks before the 12th day of January, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 3903.24. The property sold herein is One 231,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:
Mahasin El Amin, Clerk
143439 (12-22,12-29,1-5)

File No. 22-PG-RT-1110

ORDER OF PUBLICATION

RTLFL-MD, LLC
C/o William M. O'Connell, Esquire
Law Office of William M. O'Connell, LLC
124 South Street, Suite 4
Annapolis, MD 21401
Tel. (410) 230-1800,

Plaintiff

vs.
Iglesia Cristiana El Shaddai, a Corporation, and
Prince George's County, Maryland
And

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

8912 Maple Ave
Bowie, MD 20720

Legal Description: 4.8 Acres & Imps.
Map 029 Grid A2 Par 213
Account ID: 14-1676071
Deed Ref.: 45849/285
Assessed to: Iglesia Cristiana El Shaddai, a Corporation,
Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division
Case Number:
C-16-CV-22-000566

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, situate in Prince George's County, Maryland and described as:

8912 Maple Ave
Bowie, MD 20720

Legal Description: 4.8 Acres & Imps.
Map 029 Grid A2 Par 213
Account ID: 14-1676071
Deed Ref.: 45849/285
Assessed to: Iglesia Cristiana El Shaddai, a Corporation

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

It is thereupon this 12th day of December, 2022, by the Circuit Court for Prince George's County, Maryland:

ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, before the 6th day of January, 2023, warning all persons interested in the said properties to be and appear in this Court by the 14th day of February, 2023, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this 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
143453 (12-22,12-29,1-5)

NOTICE OF REPORT OF SALE

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

Plaintiff

vs.
Talmadge L. Hill, Jr. and
Shirley T. Hill
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF 22-26683

NOTICE is hereby given this 12th day of December, 2022, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of January, 2023; provided, a copy of this order be inserted in a daily newspaper printed in said County, once in each of three successive weeks before the 12th day of January, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 1162.50. The property sold herein is One 300,000/330,785,000 fractional fee simple undivided Designated Vacation Ownership Interest (the "Designated VOI") in the 16 Standard VOI Units numbered 307, 407, 507, 607, 622, 1001, 1002, 1005, 1007, 1009, 1011, 1013, 1015, 1017, 1021, and 1022 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:
Mahasin El Amin, Clerk
143443 (12-22,12-29,1-5)

File No. 22-PG-RT-1135

ORDER OF PUBLICATION

RTLFL-MD, LLC
C/o William M. O'Connell, Esquire
Law Office of William M. O'Connell, LLC
124 South Street, Suite 4
Annapolis, MD 21401
Tel. (410) 230-1800,

Plaintiff

vs.
Minerva Gutierrez, and
Prince George's County, Maryland
And

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

5450 Addison Road
Capitol Heights, MD 20743

Legal Description: LOTS 390.391.392 8,380 SF & Imps. Sylvan Vista Blk O
Account ID: 18-2122265
Deed Ref.: 43146/529
Assessed to: Gutierrez, Minerva,
Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division
Case Number:
C-16-CV-22-000567

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, situate in Prince George's County, Maryland and described as:

5450 Addison Road
Capitol Heights, MD 20743

Legal Description: LOTS 390.391.392 8,380 SF & Imps. Sylvan Vista Blk O
Account ID: 18-2122265
Deed Ref.: 43146/529
Assessed to: Gutierrez, Minerva

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

It is thereupon this 12th day of December, 2022, by the Circuit Court for Prince George's County, Maryland:

ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, before the 6th day of January, 2023, warning all persons interested in the said properties to be and appear in this Court by the 14th day of February, 2023, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this 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
143454 (12-22,12-29,1-5)

NOTICE OF REPORT OF SALE

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

Plaintiff

vs.
Nancy Lee Gasparovic
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF 22-26683

NOTICE is hereby given this 12th day of December, 2022, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of January, 2023; provided, a copy of this order be inserted in a daily newspaper printed in said County, once in each of three successive weeks before the 12th day of January, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 2316.53. The property sold herein is One 428,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:
Mahasin El Amin, Clerk
143444 (12-22,12-29,1-5)

File No. 22-PG-RT-1005

ORDER OF PUBLICATION

RTLFL-MD, LLC
C/o William M. O'Connell, Esquire
Law Office of William M. O'Connell, LLC
124 South Street, Suite 4
Annapolis, MD 21401
Tel. (410) 230-1800,

Plaintiff

vs.
James L. Eckard, Jr., and
Truist Bank, Lender, formerly known as Branch Banking & Trust Company, and
Thomas W. Hodge, Substitute Trustee, and
Robert M. Oliveri, Substitute Trustee, and
Christine Johnson, Substitute Trustee, and
Melissa Alcocer, Substitute Trustee, and
Jeana McMurray, Substitute Trustee, and
Brennan Ferguson, Substitute Trustee, and
Prince George's County, Maryland,
And

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

6836 Barton Rd
Hyattsville, MD 20784

Legal Description: 5,644 SF & Imps.
Radiant Valley Lot 9 Blk P
Account ID: 02-0089151
Deed Ref.: 8455/675
Assessed to: Eckard, James L Jr,
Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division
Case Number:
C-16-CV-22-000568

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, situate in Prince George's County, Maryland and described as:

6836 Barton Rd
Hyattsville, MD 20784

Legal Description: 5,644 SF & Imps.
Radiant Valley Lot 9 Blk P
Account ID: 02-0089151
Deed Ref.: 8455/675
Assessed to: Eckard, James L Jr

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

It is thereupon this 12th day of December, 2022, by the Circuit Court for Prince George's County, Maryland:

ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, before the 6th day of January, 2023, warning all persons interested in the said properties to be and appear in this Court by the 14th day of February, 2023, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
143440 (12-22,12-29,1-5)

NOTICE OF REPORT OF SALE

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

Plaintiff

vs.
Allan Gerald Johnson And
Kathryn Johnson
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF22-26680

NOTICE is hereby given this 12th day of December, 2022, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of January, 2023; provided, a copy of this order be inserted in a daily newspaper printed in said County, once in each of three successive weeks before the 12th day of January, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 3690.41. The property sold herein is One 308,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:
Mahasin El Amin, Clerk
143514 (12-22,12-29,1-5)

LEGALS

NOTICE OF REPORT OF SALE

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

Plaintiff

vs.
Paul Mattheiss
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF22-26689

NOTICE is hereby given this 12th day of December, 2022, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of January, 2023; provided, a copy of this order be inserted in a daily newspaper printed in said County, once in each of three successive weeks before the 12th day of January, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$13603.00. The property sold herein is One 1,200,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:
Mahasin El Amin, Clerk
143440 (12-22,12-29,1-5)

NOTICE OF REPORT OF SALE

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

Plaintiff

vs.
Allan Gerald Johnson And
Kathryn Johnson
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF22-26680

NOTICE is hereby given this 12th day of December, 2022, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of January, 2023; provided, a copy of this order be inserted in a daily newspaper printed in said County, once in each of three successive weeks before the 12th day of January, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 615.65. The property sold herein is One 84,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:
Mahasin El Amin, Clerk
143441 (12-22,12-29,1-5)

NOTICE OF REPORT OF SALE

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

Plaintiff

LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,
v.

GRACIE WILLIAMS
Mortgage Assets Management LLC
Mortgage Assets Management LLC
Mortgage Assets Management LLC
Secretary of Housing and Urban
Development Washington D.C.
BRENDA LA ROCHE
MARK C MCVEARRY
ESTATE OF GRACIE M S
WILLIAMS
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT
HAVE OR CLAIM TO HAVE ANY
INTEREST IN THE PROPERTY
2711 LAKESHURT AVE, DISTRICT
HEIGHTS, MD 20747, Parcel No.
06-0569061

ANY UNKNOWN OWNER OF
THE PROPERTY 2711
LAKESHURT AVE, DISTRICT
HEIGHTS, MD 20747, Parcel No.
06-0569061, the unknown owner's
heirs, devisees, and personal repre-
sentatives and their or any of their
heirs, devisees, executors, adminis-
trators, grantees, assigns, or suc-
cessors in right, title and interest

Defendants.

**In the Circuit Court for
Prince George's County**
Case No.: C-16-CV-22-000361

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty Parcel Identification Number
06-0569061 in Prince George's
County, sold by the Collector of
Taxes for the Prince George's
County and the State of Maryland
to the plaintiff in this proceeding:

6,050.0000 Sq.Ft. & Imps. North
Forestville Lot 7 Blk B

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

It is thereupon this 19th day of De-
cember, 2022, by the Circuit Court
for Prince Georges County, That no-
tice be given by the insertion of a
copy of this order in some newspa-
per having a general circulation in
Prince George's County once a
week for 3 successive weeks, warn-
ing all persons interested in the
property to appear in this Court by
the 21st day of February, 2023, and
redeem the property with Parcel
Identification Number 06-0569061
and answer the complaint or there-
after a final judgment will be en-
tered foreclosing all rights of
redemption in the property, and
vesting in the plaintiff a title, free
and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
143597 (12-29,1-5,1-12)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,
v.

FREDERICK J & MARILYN M
CORDER
FREDERICK J & MARILYN M
CORDER
FREDERICK J & MARILYN M
CORDER

Industrial Bank
Industrial Bank
Industrial Bank
Industrial Bank
TC3 GRANTOR TRUST II
ROY I DABNEY & HOUSTON E
GRAY
PAUL J COHEN, ESQ.
OMNI COUNCIL OF UNIT OWN-
ERS, INC.
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT
HAVE OR CLAIM TO HAVE ANY
INTEREST IN THE PROPERTY
4000 MITCHELLVILLE RD,
CONDO UNIT: A-302, BOWIE, MD
20716, Parcel No. 07-0669978

ANY UNKNOWN OWNER OF
THE PROPERTY 4000 MITCHEL-
LVILLE RD, CONDO UNIT: A-302,
BOWIE, MD 20716, Parcel No. 07-
0669978, the unknown owner's
heirs, devisees, and personal repre-
sentatives and their or any of their
heirs, devisees, executors, adminis-
trators, grantees, assigns, or suc-
cessors in right, title and interest

Defendants.

**In the Circuit Court for
Prince George's County**
Case No.: C-16-CV-22-000365

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty Parcel Identification Number
07-0669978 in Prince George's
County, sold by the Collector of
Taxes for the Prince George's
County and the State of Maryland
to the plaintiff in this proceeding:

Unit A302 4,423.0000 Sq.Ft. &
Imps. Omni Professional

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

It is thereupon this 19th day of De-
cember, 2022, by the Circuit Court
for Prince Georges County, That no-
tice be given by the insertion of a
copy of this order in some newspa-
per having a general circulation in
Prince George's County once a
week for 3 successive weeks, warn-
ing all persons interested in the
property to appear in this Court by
the 21st day of February, 2023, and
redeem the property with Parcel
Identification Number 07-0669978
and answer the complaint or there-
after a final judgment will be en-
tered foreclosing all rights of
redemption in the property, and
vesting in the plaintiff a title, free
and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
143598 (12-29,1-5,1-12)

LM File No.: 1694-00001-Davis, Jr.

LEWIS MCDANIELS, LLC
50 Citizens Way
Suite 305
Frederick, MD 21701

ORDER OF PUBLICATION

Terrance Davis, Jr.,

Plaintiff,
vs.

LB Sun Ridge LLC; Prince George's
County, Maryland; any and all un-
known owners of the property and
premises situate in Prince George's
County, Maryland, described as Pt
Parcel D; 1,136.0000 Sq.Ft. Mat-
taponny Manor; Assmt \$5,700 Lib
14326 Fl 349 and being identified on
the Tax Roll as Parcel ID: 02-
3357480, and which may be known
as 5002 57th Ave., Bladensburg, MD
20710, the unknown owner's heirs,
devisees, and personal representa-
tives and their or any of their heirs,
devisees, executors, administrators,
grantees, assigns or successors in
right, title and interest; and, any and
all persons that have or claim to
have any interest in the property
and premises situate in Prince
George's County, Maryland, de-
scribed as Pt Parcel D; 1,136.0000
Sq.Ft. Mattaponny Manor; Assmt
\$5,700 Lib 14326 Fl 349 and being
identified on the Tax Roll as Parcel
ID: 02-3357480, and which may be
known as 5002 57th Ave., Bladens-
burg, MD 20710,

Defendants.

**In the Circuit Court for
Prince George's County, Maryland**
Case No. C-16-CV-22-001065
(TAX SALE)

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty situate in Prince George's
County, Maryland, sold by the Col-
lector of Taxes for the Prince
George's County, Maryland, and the
State of Maryland;

described as Pt Parcel D; 1,136.0000
Sq.Ft. Mattaponny Manor; Assmt
\$5,700 Lib 14326 Fl 349 and being
identified on the Tax Roll as Parcel
ID: 02-3357480, and which may be
known as 5002 57th Ave., Bladens-
burg, MD 20710.

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

It is thereupon this 12th day of De-
cember, 2022, by the Circuit Court
for Prince George's County, Mary-
land,

ORDERED, that notice be given
by the insertion of a copy of this
Order in some newspaper having
general circulation in Prince
George's County, Maryland, once a
week for three (3) consecutive
weeks, the last insertion on or be-
fore the 13th day of January, 2023,
warning all persons interested in
the property to appear in this Court
by the 21st day of February, 2023,
and redeem their property and/or
answer the Complaint or thereafter
a final judgment will be entered
foreclosing all rights of redemption
in and as to the property, and vest-
ing in the plaintiff a title free and
clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
143523 (12-29,1-5,1-12)

ORDER OF PUBLICATION

FNA DZ, LLC
C/o Benjamin M. Decker, Esquire
2806 Reynolda Rd., #208
Winston-Salem, NC 27106

Plaintiff
vs.

JEVON SALAAM
WILMINGTON SAVINGS FUND
SOCIETY, FSB
Prince George's County, Maryland

AND

All persons having or claiming to
have any interest in the property
and premises situate, described as:

Prince George's County, described
as follows: Tax Account No 3731049,
2,187.0000 SQ.FT. & IMPS. FAIR-
WOOD LOT 115 BLK L; ASSMT
\$398,633 LIB 34438 FL 229;
KNOWN AS 4951 COLLINGTONS
BOUNTY DR BOWIE MD 20720.

Defendants

**In the Circuit Court for
Prince George's County,
Maryland**
Civil Division
C-16-CV-22-000981

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty situate, lying and being in
Prince George's County, Maryland,
sold by the Collector of Taxes for
Prince George's County and the
State of Maryland to the Plaintiff in
this proceeding:

Prince George's County, described
as follows: Tax Account No 3731049,
2,187.0000 SQ.FT. & IMPS. FAIR-
WOOD LOT 115 BLK L; ASSMT
\$398,633 LIB 34438 FL 229;
KNOWN AS 4951 COLLINGTONS
BOUNTY DR BOWIE MD 20720.

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

It is thereupon this 19th day of De-
cember, 2022, by the Circuit Court
for Prince George's County, Mary-
land, ORDERED, That notice be
given by the insertion of a copy of
this Order in some newspaper hav-
ing general circulation in Prince
George's County, Maryland, once a
week for three (3) successive weeks,
on or before the 13th day of January,
2023, warning all persons interest-
ed in the property to appear in this
Court by the 21st day of February,
2023, and redeem the property
herein described and answer the
complaint or thereafter a final judg-
ment will be entered foreclosing all
rights of redemption in the property,
and vesting in the plaintiff a title,
free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
143563 (12-29,1-5,1-12)

ORDER OF PUBLICATION

FNA DZ, LLC
C/o Benjamin M. Decker, Esquire
2806 Reynolda Rd., #208
Winston-Salem, NC 27106

Plaintiff
vs.

SAAD S CHEEMA
Prince George's County, Maryland

AND

All persons having or claiming to
have any interest in the property
and premises situate, described as:

Prince George's County, described
as follows: Tax Account No 1230960,
LOT 19 & S 2.9 2 FT LOT 20;
7,500.0000 SQ.FT. & IMPS. FOREST
HEIGHTS BLK 105; ASSMT
\$299,200 LIB 45753 FL 051;
KNOWN AS 9 TECUMSEH DR
OXON HILL MD 20745.

Defendants

**In the Circuit Court for
Prince George's County,
Maryland**
Civil Division
C-16-CV-22-000841

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty situate, lying and being in
Prince George's County, Maryland,
sold by the Collector of Taxes for
Prince George's County and the
State of Maryland to the Plaintiff in
this proceeding:

Prince George's County, described
as follows: Tax Account No 1230960,
LOT 19 & S 2.9 2 FT LOT 20;
7,500.0000 SQ.FT. & IMPS. FOREST
HEIGHTS BLK 105; ASSMT
\$299,200 LIB 45753 FL 051;
KNOWN AS 9 TECUMSEH DR
OXON HILL MD 20745.

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

It is thereupon this 19th day of De-
cember, 2022, by the Circuit Court
for Prince George's County, Mary-
land, ORDERED, That notice be
given by the insertion of a copy of
this Order in some newspaper hav-
ing general circulation in Prince
George's County, Maryland, once a
week for three (3) successive weeks,
on or before the 19th day of January,
2023, warning all persons interest-
ed in the property to appear in this
Court by the 21st day of February,
2023, and redeem the property
herein described and answer the
complaint or thereafter a final judg-
ment will be entered foreclosing all
rights of redemption in the property,
and vesting in the plaintiff a title,
free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
143564 (12-29,1-5,1-12)

LEGALS

NOTICE OF REPORT

OF SALE

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

Plaintiff
v.

Clifford F. Cleaton

Defendant(s)

**In the Circuit Court for
Prince George's County, Maryland**
Civil Case No. CAEF 22-26657

NOTICE is hereby given this 13th
day of December, 2022, by the Cir-
cuit Court for Prince George's
County, that the sale of the property
mentioned in these proceedings
made and reported by Daniel C.
Zickefoose, Trustee, be RATIFIED
AND CONFIRMED unless cause to
the contrary thereof be shown on
or before the 13th day of January, 2023;
provided, a copy of this order be in-
serted in a daily newspaper printed
in said County, once in each of three
successive weeks before the 13th
day of January, 2023.

The Report of Sale states the
amount of the foreclosure sale to be
\$ 777.00. The property sold herein
is One 84,000/2,855,944,500 frac-
tional fee simple undivided Stan-
dard Vacation Ownership Interest in
the 216 Standard VOI Units num-
bered 201-217, 301-306, 308, 309-327,
401-406, 408-427, 501-506, 508-527,
601-606, 608-621, 623-627, 701-706,
708-721, 723-727, 801-806, 808-821,
823-827, 901-921, 923-927, 1003,
1004, 1006, 1008, 1010, 1012, 1014,
1016, 1018-1020, 1104, 1106, 1108,
1110, 1112, 1114, 1116, 1118, 1120 that
are situate within the one Timeshare
Unit (as defined in Section 1.46 of
the Master Condominium Declara-
tion) located in Building Q, Parcel
No. Seventeen of National Harbor
Community, 250 Mariner Passage,
National Harbor, MD 20745 as ten-
ants in common with the other un-
divided interest owners of the
aforesaid Standard VOI Units in
Capital Cove at National Harbor, a
Condominium (the "Timeshare Proj-
ect") as described in "Declaration of
Condominium for Capital Cove at
National Harbor, a Condominium"
dated September 11, 2009 and
recorded September 25, 2009 among
the Land Records of Prince George's
County, Maryland ("Land Records")
in Liber 31006, folio 457 et seq., (the
"Declaration") with one or more
plats attached (the "Plats"), (the
Declaration and the Plats, collectively,
the "Timeshare Declaration").

The Report of Sale states the
amount of the foreclosure sale to be
\$ 863.17. The property sold herein
is One 84,000/2,855,944,500 frac-
tional fee simple undivided Stan-
dard Vacation Ownership Interest in
the 216 Standard VOI Units num-
bered 201-217, 301-306, 308, 309-327,
401-406, 408-427, 501-506, 508-527,
601-606, 608-621, 623-627, 701-706,
708-721, 723-727, 801-806, 808-821,
823-827, 901-921, 923-927, 1003,
1004, 1006, 1008, 1010, 1012, 1014,
1016, 1018-1020, 1104, 1106, 1108,
1110, 1112, 1114, 1116, 1118, 1120 that
are situate within the one Timeshare
Unit (as defined in Section 1.46 of
the Master Condominium Declara-
tion) located in Building Q, Parcel
No. Seventeen of National Harbor
Community, 250 Mariner Passage,
National Harbor, MD 20745 as ten-
ants in common with the other un-
divided interest owners of the
aforesaid Standard VOI Units in
Capital Cove at National Harbor, a
Condominium (the "Timeshare Proj-
ect") as described in "Declaration of
Condominium for Capital Cove at
National Harbor, a Condominium"
dated September 11, 2009 and
recorded September 25, 2009 among
the Land Records of Prince George's
County, Maryland ("Land Records")
in Liber 31006, folio 457 et seq., (the
"Declaration") with one or more
plats attached (the "Plats"), (the
Declaration and the Plats, collectively,
the "Timeshare Declaration").

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

True Copy—Test:
Mahasin El Amin, Clerk
143536 (12-22,12-29,1-5)

NOTICE OF REPORT

OF SALE

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

Plaintiff
v.

Susan Simon

Defendant(s)

**In the Circuit Court for
Prince George's County, Maryland**
Civil Case No. CAEF 22-26658

NOTICE is hereby given this 13th
day of December, 2022, by the Cir-
cuit Court for Prince George's
County, that the sale of the property
mentioned in these proceedings
made and reported by Daniel C.
Zickefoose, Trustee, be RATIFIED
AND CONFIRMED unless cause to
the contrary thereof be shown on
or before the 13th day of January, 2023;
provided, a copy of this order be in-
serted in a daily newspaper printed
in said County, once in each of three
successive weeks before the 13th
day of January, 2023.

The Report of Sale states the
amount of the foreclosure sale to be
\$ 863.17. The property sold herein
is One 84,000/2,855,944,500 frac-
tional fee simple undivided Stan-
dard Vacation Ownership Interest in
the 216 Standard VOI Units num-
bered 201-217, 301-306, 308, 309-327,
401-406, 408-427, 501-506, 508-527,
601-606, 608-621, 623-627, 701-706,
708-721, 723-727, 801-806, 808-821,
823-827, 901-921, 923-927, 1003,
1004, 1006, 1008, 1010, 1012, 1014,
1016, 1018-1020, 1104, 1106, 1108,
1110, 1112, 1114, 1116, 1118, 1120 that
are situate within the one Timeshare
Unit (as defined in Section 1.46 of
the Master Condominium Declara-
tion) located in Building Q, Parcel
No. Seventeen of National Harbor
Community, 250 Mariner Passage,
National Harbor, MD 20745 as ten-
ants in common with the other un-
divided interest owners of the
aforesaid Standard VOI Units in
Capital Cove at National Harbor, a
Condominium (the "Timeshare Proj-
ect") as described in "Declaration of
Condominium for Capital Cove at
National Harbor, a Condominium"
dated September 11, 2009 and
recorded September 25, 2009 among
the Land Records of Prince George's
County, Maryland ("Land Records")
in Liber 31006, folio 457 et seq., (the
"Declaration") with one or more
plats attached (the "Plats"), (the
Declaration and the Plats, collectively,
the "Timeshare Declaration").

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

True Copy—Test:
Mahasin El Amin, Clerk
143537 (12-22,12-29,1-5)

LEGALS

NOTICE OF REPORT

OF SALE

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

Plaintiff
v.

Alanna Kay Sherman

Defendant(s)

**In the Circuit Court for
Prince George's County, Maryland**
Civil Case No. CAEF 22-26659

NOTICE is hereby given this 13th
day of December, 2022, by the Cir-
cuit Court for Prince George's
County, that the sale of the property
mentioned in these proceedings
made and reported by Daniel C.
Zickefoose, Trustee, be RATIFIED
AND CONFIRMED unless cause to
the contrary thereof be shown on
or before the 13th day of January, 2023;
provided, a copy of this order be in-
serted in a daily newspaper printed
in said County, once in each of three
successive weeks before the 13th
day of January, 2023.

The Report of Sale states the
amount of the foreclosure sale to be
\$ 833.49. The property sold herein
is One 84,000/330,785,000 fractional
fee simple undivided Designated
Vacation Ownership Interest (the
"Designated VOI") in the 16 Stan-
dard VOI Units numbered 307, 407,
507, 607, 622, 1001, 1002, 1005, 1007,
1009, 1011, 1013, 1015, 1017, 1021,
and 1022 that are situate within the
one Timeshare Unit (as defined in
Section 1.46 of the Master Condo-
minium Declaration) located in
Building Q, Parcel No. Seventeen of
National Harbor Community, 250
Mariner Passage, National Harbor,
MD 20745 as tenants in common
with the other undivided interest
owners of the aforesaid Standard
VOI Units in Capital Cove at National
Harbor, a Condominium (the
"Timeshare Project") as described in
"Declaration of Condominium for
Capital Cove at National Harbor, a
Condominium" dated September
11, 2009 and recorded September 25,
2009 among the Land Records of
Prince George's County, Maryland
("Land Records") in Liber 31006,
folio 457 et seq., (the "Declaration")
with one or more plats attached (the
"Plats"), (the Declaration and the
Plats, collectively, the "Timeshare
Declaration").

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

True Copy—Test:
Mahasin El Amin, Clerk
143538 (12-22,12-29,1-5)

NOTICE OF REPORT

OF SALE

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

Plaintiff
v.

Lawrence E. Comey

Defendant(s)

**In the Circuit Court for
Prince George's County, Maryland**
Civil Case No. CAEF 22-26660

NOTICE is hereby given this 13th
day of December, 2022, by the Cir-
cuit Court for Prince George's
County, that the sale of the property
mentioned in these proceedings
made and reported by Daniel C.
Zickefoose, Trustee, be RATIFIED
AND CONFIRMED unless cause to
the contrary thereof be shown on
or before the 13th day of January, 2023;
provided, a copy of this order be in-
serted in a daily newspaper printed
in said County, once in each of three
successive weeks before the 13th
day of January, 2023.

The Report of Sale states the
amount of the foreclosure sale to be
\$ 9469.09. The property sold herein
is One 1,379,000/ 389,331,000 frac-
tional fee simple undivided Design-
ated Vacation Ownership Interest
(the "Designated VOI") in the 18
Designated VOI Units numbered
707, 722, 807, 822, 922, 1101, 1102,
1103, 1105, 1107, 1109, 1111, 1113,
1115, 1117,

LEGALS

NOTICE OF REPORT OF SALE

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

Plaintiff

Timothy J. O'Connor and Rhea N. O'Connor

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF 22-26688

NOTICE is hereby given this 13th day of December, 2022, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of January, 2023; provided, a copy of this order be inserted in a daily newspaper printed in said County, once in each of three successive weeks before the 13th day of January, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 6638.08. The property sold herein is One 646,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq. (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:
Mahasin El Amin, Clerk
143553 (12-22,12-29,1-5)

LM File No.: 1685-00001-Hopkins

LEWIS MCDANIELS, LLC
50 Citizens Way
Suite 305
Frederick, MD 21701

ORDER OF PUBLICATION

Asha Hopkins, Plaintiff,
vs.

Elaine C. Fleishell, Trustee, or her successor in trust, under the Elaine C. Fleishell Living Trust, dated August 20, 1998; Unknown Successor Trustee, under the Elaine C. Fleishell Living Trust, dated August 20, 1998; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as 22,388.0000 Sq.Ft. & Imps. Highbridge Estates Lot 4 Blk D Assmt \$319,300 Lib 12614 Fl 257 and being identified on the Tax Roll as Parcel ID: 14-1615525, and which may be known as 13240 Old Chapel Rd., Bowie, MD 20720, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, described as 22,388.0000 Sq.Ft. & Imps. Highbridge Estates Lot 4 Blk D Assmt \$319,300 Lib 12614 Fl 257 and being identified on the Tax Roll as Parcel ID: 14-1615525, and which may be known as 13240 Old Chapel Rd., Bowie, MD 20720, Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-22-000545 (TAX SALE)

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

described as 22,388.0000 Sq.Ft. & Imps. Highbridge Estates Lot 4 Blk D Assmt \$319,300 Lib 12614 Fl 257 and being identified on the Tax Roll as Parcel ID: 14-1615525, and which may be known as 13240 Old Chapel Rd., Bowie, MD 20720.

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

It is thereupon this 12th day of December, 2022, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, the last insertion on or before the 6th day of January, 2023,

warning all persons interested in the property to appear in this Court by the 14th day of February, 2023, and redeem their property and/or answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to the property, and vesting in the plaintiff a title free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
143456 (12-22,12-29,1-5)

LEGALS

NOTICE OF REPORT OF SALE

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

Plaintiff

Janice Henley And Sarah R. Holt

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF 22-26692

NOTICE is hereby given this 13th day of December, 2022, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of January, 2023; provided, a copy of this order be inserted in a daily newspaper printed in said County, once in each of three successive weeks before the 13th day of January, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 4502.12. The property sold herein is One 272,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq. (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:
Mahasin El Amin, Clerk
143554 (12-22,12-29,1-5)

LEGALS

LM File No.: 1685-00003-Hopkins

LEWIS MCDANIELS, LLC
50 Citizens Way
Suite 305
Frederick, MD 21701

ORDER OF PUBLICATION

Asha Hopkins, Plaintiff,
vs.

Bernard I. Proctor; Elizabeth S. Proctor; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as 3,1500 Acres. & Imps. Assmt \$203,167 Map 156 Grid D3 Par 089 Lib 05104 Fl 943 and being identified on the Tax Roll as Parcel ID: 11-1142843, and which may be known as 15509 Brandywine Rd., Brandywine, MD 20613, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, described as 3,1500 Acres. & Imps. Assmt \$203,167 Map 156 Grid D3 Par 089 Lib 05104 Fl 943 and being identified on the Tax Roll as Parcel ID: 11-1142843, and which may be known as 15509 Brandywine Rd., Brandywine, MD 20613, Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-22-000544 (TAX SALE)

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

described as 3,1500 Acres. & Imps. Assmt \$203,167 Map 156 Grid D3 Par 089 Lib 05104 Fl 943 and being identified on the Tax Roll as Parcel ID: 11-1142843, and which may be

known as 15509 Brandywine Rd., Brandywine, MD 20613.

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

It is thereupon this 12th day of December, 2022, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, the last insertion on or before the 6th day of January, 2023, warning all persons interested in the property to appear in this Court by the 14th day of February, 2023, and redeem their property and/or answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to the property, and vesting in the plaintiff a title free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
143461 (12-22,12-29,1-5)

*Serving
Prince
George's
County Since
1932*

LEGALS

LM File No.: 1627-00001-Huaringa Hilario

LEWIS MCDANIELS, LLC
50 Citizens Way
Suite 305
Frederick, MD 21701

AMENDED

ORDER OF PUBLICATION

Any M. Huaringa Hilario, Plaintiff,
vs.

Tiffany A. Johnson, Personal Representative of the Estate of Charles P. Jones; The testate and intestate successors of Charles P. Jones, deceased, and all persons claiming by, through, or under the decedent; Yvette A. Butler, Trustee; Kevin A. Butler; Christopher M. Butler; Tiffany A. Butler; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as 1,0000 Acres. Assmt \$18,700 Map 045 Grid B3 Par 116 Lib 02448 Fl 234 and being identified on the Tax Roll as Parcel ID: 14-1632868, and which may be known as 10805 Electric Ave., Glenn Dale, MD 20769, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, described as 1,0000 Acres. Assmt \$18,700 Map 045 Grid B3 Par 116 Lib 02448 Fl 234 and being identified on the Tax Roll as Parcel ID: 14-1632868, and which may be known as 10805 Electric Ave., Glenn Dale, MD 20769, Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-22-000231 (TAX SALE)

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

described as 1,0000 Acres. Assmt \$18,700 Map 045 Grid B3 Par 116 Lib 02448 Fl 234 and being identified on the Tax Roll as Parcel ID: 14-1632868, and which may be known as 10805 Electric Ave., Glenn Dale, MD 20769.

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

It is thereupon this 12th day of December, 2022, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, the last insertion on or before the 6th day of January, 2023, warning all persons interested in the property to appear in this Court by the 14th day of February, 2023, and redeem their property and/or answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to the property, and vesting in the plaintiff a title free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
143457 (12-22,12-29,1-5)

LEGALS

LM File No.: 1403-00002-Blue Mountain Group, LLC

LEWIS MCDANIELS, LLC
50 Citizens Way
Suite 305
Frederick, MD 21701

ORDER OF PUBLICATION

Blue Mountain Group, LLC, Plaintiff,
vs.

Jerome R. Goldring; Evelyn A. Goldring; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as 9,602.0000 Sq.Ft. Franklin Square Lot 61 Blk A Assmt \$25,100 Lib 04824 Fl 934 and being identified on the Tax Roll as Parcel ID: 05-0326678, and which may be known as Vacant lot on Warburton Oaks Dr., Fort Washington, MD 20744, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, described as 9,602.0000 Sq.Ft. Franklin Square Lot 61 Blk A Assmt \$25,100 Lib 04824 Fl 934 and being identified on the Tax Roll as Parcel ID: 05-0326678, and which may be known as Vacant lot on Warburton Oaks Dr., Fort Washington, MD 20744, Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-22-000650 (TAX SALE)

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

described as 9,602.0000 Sq.Ft. Franklin Square Lot 61 Blk A Assmt \$25,100 Lib 04824 Fl 934 and being identified on the Tax Roll as Parcel ID: 05-0326678, and which may be known as Vacant lot on Warburton Oaks Dr., Fort Washington, MD 20744.

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

It is thereupon this 12th day of December, 2022, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, the last insertion on or before the 6th day of January, 2023, warning all persons interested in the property to appear in this Court by the 14th day of February, 2023, and redeem their property and/or answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to the property, and vesting in the plaintiff a title free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
143458 (12-22,12-29,1-5)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF BARBARA N BORCHARDT

Notice is given that Mark J Borchardt, whose address is 4701 Connecticut Avenue, NW Apt #506, Washington, DC 20008, was on October 5, 2022 appointed Personal Representative of the estate of Barbara N Borchardt who died on April 24, 2022 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 5th day of April, 2023.

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.

MARK J BORCHARDT
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 125487

143479 (12-22,12-29,1-5)

LEGALS

LM File No.: 1403-00001-Blue Mountain Group, LLC

LEWIS MCDANIELS, LLC
50 Citizens Way
Suite 305
Frederick, MD 21701

ORDER OF PUBLICATION

Blue Mountain Group, LLC, Plaintiff,
vs.

Clinton Acres, LLC; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as (set Up New D1 in Err At Time Of plt 2001) .5200 Acres Assmt \$34,833 Map 134 Grid F2 Par 085 Lib 13588 Fl 341 and being identified on the Tax Roll as Parcel ID: 11-3382280, and which may be known as Vacant lot on Crestwood Dr., Brandywine, MD 20613, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, described as (set Up New D1 in Err At Time Of plt 2001) .5200 Acres Assmt \$34,833 Map 134 Grid F2 Par 085 Lib 13588 Fl 341 and being identified on the Tax Roll as Parcel ID: 11-3382280, and which may be known as Vacant lot on Crestwood Dr., Brandywine, MD 20613, Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-22-000648 (TAX SALE)

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

described as (set Up New D1 in Err At Time Of plt 2001) .5200 Acres Assmt \$34,833 Map 134 Grid F2 Par 085 Lib 13588 Fl 341 and being identified on the Tax Roll as Parcel ID: 11-3382280, and which may be known as Vacant lot on Crestwood Dr., Brandywine, MD 20613.

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

It is thereupon this 12th day of December, 2022, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, the last insertion on or before the 6th day of January, 2023, warning all persons interested in the property to appear in this Court by the 14th day of February, 2023, and redeem their property and/or answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to the property, and vesting in the plaintiff a title free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
143459 (12-22,12-29,1-5)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF IRENE ESTHER OGBEBOR

Notice is given that Theo Ogbemor, whose address is 911 O St NW, Washington, DC 20001, was on November 23, 2022 appointed Personal Representative of the estate of Irene Esther Ogbemor who died on September 17, 2022 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 23rd day of April, 2023.

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.

THEO OGBEBOR
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 126907

143480 (12-22,12-29,1-5)

LEGALS

LM File No.: 1403-00003-Blue Mountain Group, LLC

LEWIS MCDANIELS, LLC
50 Citizens Way
Suite 305
Frederick, MD 21701

ORDER OF PUBLICATION

Blue Mountain Group, LLC, Plaintiff,
vs.

The Fuller Center for Housing of Prince George's County, Inc., successor by merger to Habitat for Humanity of Prince George's County, Inc.; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as Lots 57.58 4,000.0000 Sq.Ft. Spaulding Heights Blk 1 and being identified on the Tax Roll as Parcel ID: 06-0423210, and which may be known as 1525 Pacific Ave., Capitol Heights, MD 20743, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, described as Lots 57.58 4,000.0000 Sq.Ft. Spaulding Heights Blk 1 and being identified on the Tax Roll as Parcel ID: 06-0423210, and which may be known as 1525 Pacific Ave., Capitol Heights, MD 20743, Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-22-000672 (TAX SALE)

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

described as Lots 57.58 4,000.0000 Sq.Ft. Spaulding Heights Blk 1 and being identified on the Tax Roll as Parcel ID: 06-0423210, and which may be known as 1525 Pacific Ave., Capitol Heights, MD 20743.

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

It is thereupon this 12th day of December, 2022, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, the last insertion on or before the 6th day of January, 2023, warning all persons interested in the property to appear in this Court by the 1

LEGALS

BWW LAW GROUP, LLC
6003 Executive Boulevard, Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

9033 48TH PL.
COLLEGE PARK, MD 20740

Under a power of sale contained in a certain Deed of Trust dated July 11, 2002, recorded in Liber 16336, Folio 363 among the Land Records of Prince George's County, MD, with an original principal balance of \$117,892.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 4, 2023 AT 11:22 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$18,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 353266-2)

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Carrie M. Ward, et al.,
Substitute Trustees



908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

143415 (12-15,12-22,12-29)

LEGALS

BWW LAW GROUP, LLC
6003 Executive Boulevard, Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

3323 HUNTLEY SQUARE DR., UNIT #A1
TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated April 17, 2006, recorded in Liber 25021, Folio 20 among the Land Records of Prince George's County, MD, with an original principal balance of \$133,535.26, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 4, 2023 AT 11:24 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and described as Unit 3323-A-1 Huntley Square Condominium and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$10,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 352382-1)

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Carrie M. Ward, et al.,
Substitute Trustees



908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

143416 (12-15,12-22,12-29)

LEGALS

BWW LAW GROUP, LLC
6003 Executive Boulevard, Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

5500 KAREN ELAINE DR., UNIT #905
HYATTSVILLE A/R/T/A NEW CARROLLTON, MD 20784

Under a power of sale contained in a certain Deed of Trust dated March 7, 2006, recorded in Liber 24980, Folio 240 among the Land Records of Prince George's County, MD, with an original principal balance of \$172,500.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 4, 2023 AT 11:26 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and described as Unit Number 905 in Frenchmans Creek Condominium and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$16,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 337611-1)

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Carrie M. Ward, et al.,
Substitute Trustees



908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

143417 (12-15,12-22,12-29)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RUTA ALEXIS DOSTER WALKER

Notice is given that Stefanie B. Lomax, whose address is 10904 Kencrest Drive, Bowie, MD 20721, was on September 28, 2022 appointed Personal Representative of the estate of Ruta Alexis Doster Walker who died on March 23, 2021 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 28th day of March, 2023.

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.

STEFANIE B. LOMAX
Personal Representative

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

Estate No. 126608
143407 (12-15,12-22,12-29)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
REGINALD ALAN GORDON

Notice is given that Kelli A Gordon, whose address is 7210 Mount Forest Terrace, Forestville, MD 20747, was on December 1, 2022 appointed Personal Representative of the estate of Reginald Alan Gordon who died on September 8, 2022 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 1st day of June, 2023.

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.

KELLI A GORDON
Personal Representative

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

Estate No. 127210
143408 (12-15,12-22,12-29)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CLARENCE PRESTON BENNETT

Notice is given that Barbara R Denman, whose address is 4318 Tuckerman Street, University Park, MD 20782, was on November 30, 2022 appointed Personal Representative of the estate of Clarence Preston Bennett who died on January 8, 2021 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 30th day of May, 2023.

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.

BARBARA R DENMAN
Personal Representative

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

Estate No. 125030
143409 (12-15,12-22,12-29)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOHN JASPER NICHOLAS JR

Notice is given that Damon A Nicholas, whose address is 3336 Huntley Square Drive A1, Temple Hills, MD 20748, was on November 23, 2022 appointed Personal Representative of the estate of John Jasper Nicholas Jr who died on October 29, 2022 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 23rd day of May, 2023.

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.

DAMON A NICHOLAS
Personal Representative

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

Estate No. 126848
143410 (12-15,12-22,12-29)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MADELINE F MATZ

Notice is given that Richard W. Franklin, whose address is 8639 Trumps Hills Road, Upper Marlboro, MD 20772, was on December 5, 2022 appointed Personal Representative of the estate of Madeline F Matz who died on June 24, 2021 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 5th day of June, 2023.

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.

RICHARD W. FRANKLIN
Personal Representative

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

Estate No. 122053
143411 (12-15,12-22,12-29)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
NORMA DELPIRE

Notice is given that Lynn A Delpire, whose address is 7276 Highland Estates Place, Falls Church, VA 22043, was on November 16, 2022 appointed Personal Representative of the estate of Norma Delpire who died on September 17, 2022 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 16th day of June, 2023.

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.

LYNN A DELPIRE
Personal Representative

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

Estate No. 126987
143412 (12-15,12-22,12-29)

LEGALS

BWW LAW GROUP, LLC
6003 Executive Boulevard, Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**9910 HILLANDALE WAY
BOWIE A/R/T/A MITCHELLVILLE, MD 20721**

Under a power of sale contained in a certain Deed of Trust dated September 7, 2007, recorded in Liber 28759, Folio 372 among the Land Records of Prince George's County, MD, with an original principal balance of \$326,400.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 4, 2023 AT 11:28 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$27,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 353223-1)

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Carrie M. Ward, et al.,
Substitute Trustees



908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

143418 (12-15,12-22,12-29)

LEGALS

BWW LAW GROUP, LLC
6003 Executive Boulevard, Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**12404 MELODY TURN
BOWIE, MD 20715**

Under a power of sale contained in a certain Deed of Trust dated June 15, 2005, recorded in Liber 22782, Folio 542 among the Land Records of Prince George's County, MD, with an original principal balance of \$288,720.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 4, 2023 AT 11:30 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$20,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 355477-1)

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Carrie M. Ward, et al.,
Substitute Trustees



908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

143419 (12-15,12-22,12-29)

LEGALS

BWW LAW GROUP, LLC
6003 Executive Boulevard, Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**5502 62ND AVE.
RIVERDALE, MD 20737**

Under a power of sale contained in a certain Deed of Trust dated August 10, 2005, recorded in Liber 23166, Folio 99 among the Land Records of Prince George's County, MD, with an original principal balance of \$194,750.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 4, 2023 AT 11:32 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$5,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 204840-3)

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Carrie M. Ward, et al.,
Substitute Trustees



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www.alexcooper.com

143420 (12-15,12-22,12-29)

LEGALS

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

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DORIS TYSON

Notice is given that Charles Q. Tyson, whose address is 4025 Baron Street, White Plains, MD 20695, was on November 30, 2022 appointed Personal Representative of the estate of Doris Tyson who died on November 12, 2022 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 30th day of May, 2023.

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.

CHARLES Q. TYSON
Personal Representative

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**KENNETH BROWN
AKA: KENNETH DONEL BROWN**

Notice is given that Quinette Mayhan, whose address is 3314 Huntley Square A1, Temple Hills, MD 20748, was on October 28, 2022 appointed Personal Representative of the estate of Kenneth Brown AKA: Kenneth Donel Brown who died on October 16, 2022 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 28th day of April, 2023.

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.

QUINETTE MAYHAN
Personal Representative

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

Estate No. 127350
143482 (12-22,12-29,1-5)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARCIA ANN GROSS

Notice is given that Tina Roland, whose address is 7809 Paddock Way, Windsor Mill, MD 21244, was on November 17, 2022 appointed Personal Representative of the estate of Marcia Ann Gross, who died on October 23, 2022 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 17th day of May, 2023.

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.

TINA ROLAND
Personal Representative

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

Estate No. 127138
143402 (12-15,12-22,12-29)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PAULA ANN BUCKNER

Notice is given that Kemba Matiryo Jones, whose address is 4300 MLK Jr Ave SW, Washington, DC 20032, was on November 15, 2022 appointed Personal Representative of the estate of Paula Ann Buckner, who died on April 18, 2022 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 15th day of May, 2023.

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.

KEMBA MATIRYO 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. 124942
143403 (12-15,12-22,12-29)

LEGALS

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

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WANDA ARDEEN OLSON

Notice is given that Marsha S Buss, whose address is 316 Braeburn Glen Court, Millersville, MD 21108, was on October 21, 2022 appointed Personal Representative of the estate of Wanda Ardeen Olson who died on June 5, 2022 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 21st day of April, 2023.

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.

MARSHA S BUSS
Personal Representative

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

Estate No. 125925
143634 (12-29,1-5,1-12)

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**PATRICIA ANN GAINNEY
JOHNSON**

Notice is given that Derek A Gainney, whose address is 711 Sheridan Street NW, Washington, DC 20011, was on December 14, 2022 appointed Personal Representative of the estate of Patricia Ann Gainney Johnson who died on August 19, 2022 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 14th day of June, 2023.

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.

DEREK A GAINNEY
Personal Representative

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

Estate No. 127006
143635 (12-29,1-5,1-12)

LEGALS

ORDER OF PUBLICATION

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

Plaintiff,
v.

Robert Allen Goodman
6419 Darwin Road
Laurel, MD 20707

and

The Estate of Robert Allen Goodman
S/O Personal Representative
6419 Darwin Road
Laurel, MD 20707

and

Federal Home Loan Mortgage Corporation
S/O Authorized Agent
8251 Jones Branch Drive
McLean, VA 22102

and

John S. Burson, Trustee
13135 Lee Jackson Highway, #201
Fairfax, VA 22033

and

William M. Savage, Trustee
13135 Lee Jackson Highway, #201
Fairfax, VA 22033

and

Jason Murphy, Trustee
13135 Lee Jackson Highway, #201
Fairfax, VA 22033

and

Kristine D. Brown, Trustee
13135 Lee Jackson Highway, #201
Fairfax, VA 22033

and

Gregory N. Britto, Trustee
13135 Lee Jackson Highway, #201
Fairfax, VA 22033

and

State of Maryland
Office of the Attorney General
S/O Brian Frosh, Attorney General
200 St. Paul Place
Baltimore, MD 21202

and

Prince George's County
Department of Finance
S/O Stephen J. McGibbon, Director
1301 McCormick Drive, Suite 1100
Largo, MD 20774

and

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest and any and all persons having or claiming to have any interest in the property and premises situate in Prince George's County, known as 6419 Darwin Road and described as Legal Description ESTATES 10,046.0000 SQ.FT. & IMPS. SANDY SPRING ESTAT LOT 7 BLK E ASSMT \$325,500 LIB 14611 FL 328 Being known as District 10 Account Number 1102102 on the Tax Roll of the Collector of Taxes.

Defendants

In the Circuit Court for Prince George's County
Case No.: C-16-CV-22-001028

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 6419 Darwin Road in Prince George's County, State of Maryland, sold by the Director of Finance for Prince George's County, State of Maryland to GBIF, LLC, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: Legal Description ESTATES 10,046.0000 SQ.FT. & IMPS. SANDY SPRING ESTAT LOT 7 BLK E ASSMT \$325,500 LIB 14611 FL 328, District 10 Account Number 1102102 known as 6419 Darwin Road.

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

It is thereupon this 19th day of December, 2022, by the Circuit Court for Prince George's County, Ordered, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear in this Court by the 21st day of February, 2023, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
143580 (12-29,1-5,1-12)

ORDER OF PUBLICATION

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

Plaintiff,
v.

Tammie Hinds
13404 Marburg Lane
Upper Marlboro, MD 20722

and

EagleBank
S/O The Corporation Trust, Inc., R.A.
2405 York Road, Suite 201
Lutherville-Timonium, MD 21093

and

Antonio Marquez, Trustee
7815 Woodmont Avenue
Bethesda, MD 20814

and

Ryan Riel, Trustee
7815 Woodmont Avenue
Bethesda, MD 20814

and

State of Maryland
Office of the Attorney General
S/O Brian Frosh, Attorney General
200 St. Paul Place
Baltimore, MD 21202

and

Prince George's County
Department of Finance
S/O Stephen J. McGibbon, Director
1301 McCormick Drive, Suite 1100
Largo, MD 20774

and

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest and any and all persons having or claiming to have any interest in the property and premises situate in Prince George's County, known as 13404 Marburg Lane and described as Legal Description NAME CHG PER A RT OF AMEND 2.0200 ACRES. & IMPS. SOUTH WESTON-PLATS LOT 3 ASSMT \$718,200 LIB 39735 FL 467 Being known as District 15 Account Number 3573433 on the Tax Roll of the Collector of Taxes.

Defendants

In the Circuit Court for Prince George's County
Case No.: C-16-CV-22-001034

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 13404 Marburg Lane in Prince George's County, State of Maryland, sold by the Director of Finance for Prince George's County, State of Maryland to GBIF, LLC, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: Legal Description NAME CHG PER A RT OF AMEND 2.0200 ACRES. & IMPS. SOUTH WESTON-PLATS LOT 3 ASSMT \$718,200 LIB 39735 FL 467, District 15 Account Number 3573433 known as 13404 Marburg Lane.

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

It is thereupon this 19th day of December, 2022, by the Circuit Court for Prince George's County, Ordered, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear in this Court by the 21st day of February, 2023, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
143584 (12-29,1-5,1-12)

ORDER OF PUBLICATION

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

Plaintiff,
v.

Jacqueline A. Hamm
3814 Clark Street
Capitol Heights, MD 20743

and

The Estate of Jacqueline A. Hamm
S/O Charmaine Lee, P.R.
3814 Clark Street
Capitol Heights, MD 20743

and

Juanita Lee
3814 Clark Street
Capitol Heights, MD 20743

and

The Estate of Juanita Lee
S/O Mamie Hamm, P.R.
3814 Clark Street
Capitol Heights, MD 20743

and

State of Maryland
Office of the Attorney General
S/O Brian Frosh, Attorney General
200 St. Paul Place
Baltimore, MD 21202

and

Prince George's County
Department of Finance
S/O Stephen J. McGibbon, Director
1301 McCormick Drive, Suite 1100
Largo, MD 20774

and

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest and any and all persons having or claiming to have any interest in the property and premises situate in Prince George's County, known as 3814 Clark Street and described as Legal Description LOTS 3.4 4,000.0000 SQ.FT. & IMPS. BOULEVARD HEIGHTS BLK 9 ASSMT \$257,867 LIB 09060 FL 260 Being known as District 06 Account Number 0625129 on the Tax Roll of the Collector of Taxes.

Defendants

In the Circuit Court for Prince George's County
Case No.: C-16-CV-22-001033

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 3814 Clark Street in Prince George's County, State of Maryland, sold by the Director of Finance for Prince George's County, State of Maryland to GBIF, LLC, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: Legal Description LOTS 3.4 4,000.0000 SQ.FT. & IMPS. BOULEVARD HEIGHTS BLK 9 ASSMT \$257,867 LIB 09060 FL 260, District 06 Account Number 0625129 known as 3814 Clark Street.

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

It is thereupon this 19th day of December, 2022, by the Circuit Court for Prince George's County, Ordered, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear in this Court by the 21st day of February, 2023, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
143581 (12-29,1-5,1-12)

LEGALS

ORDER OF PUBLICATION

Mission Hill MD, LLC
c/o Eskin Law, LLC
1700 Reisterstown Road, Suite 212
Baltimore, MD 21208

Plaintiff,
v.

Hue Le
7916 Old Branch Avenue
Clinton, MD 20735

and

Phue Dinh Truong
7916 Old Branch Avenue
Clinton, MD 20735

and

Douglas E. Compton
P.O. Box 1636
Clinton, MD 20735

and

Elaine M. Compton
P.O. Box 1636
Clinton, MD 20735

and

Douglas E. Compton, Jr.
P.O. Box 1636
Clinton, MD 20735

and

Sheryl Rickford, Trustee
8957 Edmonston Road, Unit M
Greenbelt, MD 20770

and

State of Maryland
Office of the Attorney General
S/O Brian Frosh, Attorney General
200 St. Paul Place
Baltimore, MD 21202

and

Prince George's County
Department of Finance
S/O Stephen J. McGibbon, Director
1301 McCormick Drive, Suite 1100
Largo, MD 20774

and

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest and any and all persons having or claiming to have any interest in the property and premises situate in Prince George's County, known as 7916 Old Branch Avenue and described as Legal Description 6,892.0000 SQ.FT. & IMPS. ASSMT \$328,467 MAP 107 GRID C4 PAR 097 LIB 46719 FL 419 Being known as District 09 Account Number 0979526 on the Tax Roll of the Collector of Taxes.

Defendants

In the Circuit Court for Prince George's County
Case No.: C-16-CV-22-001046

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 7916 Old Branch Avenue in Prince George's County, State of Maryland, sold by the Director of Finance for Prince George's County, State of Maryland to GBIF, LLC, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: Legal Description 6,892.0000 SQ.FT. & IMPS. ASSMT \$328,467 MAP 107 GRID C4 PAR 097 LIB 46719 FL 419, District 09 Account Number 0979526 known as 7916 Old Branch Avenue.

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

It is thereupon this 19th day of December, 2022, by the Circuit Court for Prince George's County, Ordered, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear in this Court by the 21st day of February, 2023, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
143579 (12-29,1-5,1-12)

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

True Copy—Test:
Mahasin El Amin, Clerk
143583 (12-29,1-5,1-12)

LEGALS

ORDER OF PUBLICATION

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

Plaintiff,
v.

Thomas Berhane
7312 Abbingdon Drive
Oxon Hill, MD 20745

and

The Estate of Thomas Berhane
S/O Personal Representative
7312 Abbingdon Drive
Oxon Hill, MD 20745

and

Truist Bank
S/I/I Farmers Bank of Maryland
S/O CSC-Lawyers Incorporating Service, Co., R.A.
7 Saint Paul Street, Suite 820
Baltimore, MD 21202

and

Twaun D. Oakes, Trustee
5 Church Circle
Annapolis, Md 21401

and

Katherine L. Barron, Trustee
5 Church Circle
Annapolis, MD 21401

and

State of Maryland
Office of the Attorney General
S/O Brian Frosh, Attorney General
200 St. Paul Place
Baltimore, MD 21202

and

Prince George's County
Department of Finance
S/O Stephen J. McGibbon, Director
1301 McCormick Drive, Suite 1100
Largo, MD 20774

and

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest and any and all persons having or claiming to have any interest in the property and premises situate in Prince George's County, known as 7312 Abbingdon Drive and described as Legal Description 12,748.0000 SQ.FT. & IMPS. RIVER EDGE ESTATE LOT 42 BLK A ASSMT \$277,400 LIB 16813 FL 163 Being known as District 12 Account Number 1300284 on the Tax Roll of the Collector of Taxes.

Defendants

In the Circuit Court for Prince George's County
Case No.: C-16-CV-22-001012

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 7312 Abbingdon Drive in Prince George's County, State of Maryland, sold by the Director of Finance for Prince George's County, State of Maryland to GBIF, LLC, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: Legal Description 12,748.0000 SQ.FT. & IMPS. RIVER EDGE ESTATE LOT 42 BLK A ASSMT \$277,400 LIB 16813 FL 163, District 12 Account Number 1300284 known as 7312 Abbingdon Drive.

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

It is thereupon this 19th day of December, 2022, by the Circuit Court for Prince George's County, Ordered, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear in this Court by the 21st day of February, 2023, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
143579 (12-29,1-5,1-12)

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

True Copy—Test:
Mahasin El Amin, Clerk
143583 (12-29,1-5,1-12)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LENORA MOZELLE WAGNER

Notice is given that Pernell Boyd, whose address is 8502 Branchwood Circle, Clinton, MD 20735, was on December 14, 2022 appointed Personal Representative of the estate of Lenora Mozelle Wagner, who died on August 16, 2020 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.

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.

PERNELL BOYD
Personal Representative

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

Estate No. 122730
143631 (12-29,1-5,1-12)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LORENZO MALCOM WOOTEN SR

Notice is given that Lorenzo Wooten Jr, whose address is 304 Jo Drive, Upper Marlboro, MD 20774, was on October 26, 2022 appointed Personal Representative of the estate of Lorenzo Malcom Wooten Sr who died on September 27, 2022 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 26th day of April, 2023.

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.

LORENZO WOOTEN JR
Personal Representative

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

Estate No. 126947
143484 (12-22,12-29,1-5)

NOTICE

CARRIE M. WARD, et al.
6003 Executive Blvd., Suite 101
Rockville, MD 20852

Substitute Trustees/
Plaintiffs,

vs.
ARLENE A. DULIN
ROBERT A. DULIN (DECEASED)
1013 Harrison Drive
Laurel, MD 20707

Defendant(s).

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 22-26630

Notice is hereby given this 16th day of December, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1013 Harrison Drive, Laurel, MD 20707, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 16th day of January, 2023, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 16th day of January, 2023.

The report states the purchase price at the Foreclosure sale to be \$208,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
143600 (12-29,1-5,1-12)

LEGALS

BWW LAW GROUP, LLC
6003 Executive Boulevard, Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**13140 GRAND VIEW CT.
A/R/T/A 13140 GRANDVIEW CT.
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust dated September 30, 2019, recorded in Liber 42669, Folio 433 among the Land Records of Prince George's County, MD, with an original principal balance of \$299,475.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 18, 2023 AT 11:27 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$29,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 354607-1)

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Carrie M. Ward, et al.,
Substitute Trustees

ALEX COOPER
auctioneers

908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

143609 (12-29,1-5,1-12)

LEGALS

BWW LAW GROUP, LLC
6003 Executive Boulevard, Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**3832 ROCK SPRING DR.
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust dated November 18, 2019, recorded in Liber 43338, Folio 309 among the Land Records of Prince George's County, MD, with an original principal balance of \$415,850.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 18, 2023 AT 11:29 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$41,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle

LEGALS

within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 355507-1)

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Carrie M. Ward, et al.,
Substitute Trustees

ALEX COOPER
auctioneers

908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

143610 (12-29,1-5,1-12)

LEGALS

ORDER OF PUBLICATION

Mission Hill MD, LLC
c/o Eskin Law, LLC
1700 Reisterstown Road, Suite 212
Baltimore, MD 21208

Plaintiff,

v.

George Thomas Lee, Jr.
102 Ellen Drive
Reserve, LA 70084

and

The Estate of George Thomas Lee, Jr.
S/O Personal Representative
102 Ellen Drive
Reserve, LA 70084

and

Ruth A. Lee
102 Ellen Drive
Reserve, LA 70084

and

The Estate of Ruth A. Lee
S/O Personal Representative
102 Ellen Drive
Reserve, LA 70084

and

State of Maryland
Office of the Attorney General
S/O Brian Frosh, Attorney General
200 St. Paul Place
Baltimore, MD 21202

and

Prince George's County
Department of Finance
S/O Stephen J. McGibbon, Director
1301 McCormick Drive, Suite 1100
Largo, MD 20774

and

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest and any and all persons having or claiming to have any interest in the property and premises situate in Prince George's County, known as 727 Booker Drive and described as Legal Description 4,121,000 SQ.FT. & IMPS. HIGHLAND GARDENS LOT 33 BLK E ASSMT \$211,267 LIB 02807 FL 238 Being known as District 18 Account Number 2059053 on the Tax Roll of the Collector of Taxes.

Defendants

**In the Circuit Court for Prince George's County
Case No.: C-16-CV-22-001064**

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 727 Booker Drive in Prince George's County, State of Maryland, sold by the Director of Finance for Prince George's County, State of Maryland to Mission Hill MD, LLC, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: Legal Description 4,121,000 SQ.FT. & IMPS. HIGHLAND GARDENS LOT 33 BLK E ASSMT \$211,267 LIB 02807 FL 238, District 18 Account Number 2059053 known as 727 Booker Drive.

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

It is thereupon this 19th day of December, 2022, by the Circuit Court for Prince George's County, Ordered, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear in this Court by the 21st day of February, 2023, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
143585 (12-29,1-5,1-12)

ORDER OF PUBLICATION

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

v.

Osaro O. Cox
3106 Geaton Drive
Upper Marlboro, MD 20774

and

Safiya A. Brandon
3106 Geaton Drive
Upper Marlboro, MD 20774

and

Mortgage Electronic Registration Systems, Inc.
S/O Bill Beckmann, CEO
1818 Library Street, #300
Reston, VA 20190

and

International Title & Escrow, Inc., Trustee
S/O Bomsu Park, R.A.
3603 Chain Bridge Road, Suite E
Fairfax, VA 22030

and

State of Maryland
Office of the Attorney General
S/O Brian Frosh, Attorney General
200 St. Paul Place
Baltimore, MD 21202

and

Prince George's County
Department of Finance
S/O Stephen J. McGibbon, Director
1301 McCormick Drive, Suite 1100
Largo, MD 20774

and

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest and any and all persons having or claiming to have any interest in the property and premises situate in Prince George's County, known as 3106 Geaton Drive and described as Legal Description 51,981,000 SQ.FT. & IMPS. CABIN BRANCH ACRES LOT 27 BLK B ASSMT \$315,633 LIB 46466 FL 277 Being known as District 15 Account Number 1767136 on the Tax Roll of the Collector of Taxes.

Defendants

**In the Circuit Court for Prince George's County
Case No.: C-16-CV-22-001022**

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 3106 Geaton Drive in Prince George's County, State of Maryland, sold by the Director of Finance for Prince George's County, State of Maryland to GBIF, LLC, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: Legal Description 51,981,000 SQ.FT. & IMPS. CABIN BRANCH ACRES LOT 27 BLK B ASSMT \$315,633 LIB 46466 FL 277, District 15 Account Number 1767136 known as 3106 Geaton Drive.

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

It is thereupon this 19th day of December, 2022, by the Circuit Court for Prince George's County, Ordered, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear in this Court by the 21st day of February, 2023, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
143586 (12-29,1-5,1-12)

LEGALS

BWW LAW GROUP, LLC
6003 Executive Boulevard, Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**12706 CRESTWOOD AVE. SOUTH
BRANDYWINE, MD 20613**

Under a power of sale contained in a certain Deed of Trust dated February 6, 2008, recorded in Liber 31016, Folio 108 among the Land Records of Prince George's County, MD, with an original principal balance of \$544,185.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 18, 2023 AT 11:31 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$35,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 350488-1)

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Carrie M. Ward, et al.,
Substitute Trustees

ALEX COOPER
auctioneers

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www.alexcooper.com

143611 (12-29,1-5,1-12)

The Prince George's Post

Serving Prince George's County
301.627.0900

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **ELIZABETH ARLENE ELLIS**

Notice is given that Paul Ellis, Jr., whose address is 8522 Biscayne Court, Upper Marlboro, MD 20772, was on December 2, 2022 appointed Personal Representative of the estate of Elizabeth Arlene Ellis who died on September 8, 2022 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 2nd day of June, 2023.

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.

PAUL ELLIS, JR.
Personal Representative

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

Estate No. 126630
143485 (12-22,12-29,1-5)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **BARBARA ASHE**

Notice is given that Stephanie Ashe-Harrington, whose address is 4306 Lucerne Road, Temple Hills, MD 20748, was on December 13, 2022 appointed personal representative of the small estate of Barbara Ashe, who died on October 5, 2021 without a will.

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

All 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.

STEPHANIE ASHE-HARRINGTON
Personal Representative

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

Estate No. 124359
143616 (12-29)

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC
ATTORNEYS AT LAW
1099 WINTERSON ROAD
SUITE 301
LINTHICUM HEIGHTS, MD 21090

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**2705 MOORES PLAINS BOULEVARD
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust from Kola Bello-Olatunji, and Pamela Bello-Olatunji, dated April 6, 2007 and recorded in Liber 27990, Folio 176 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$654,892.00, and an original interest rate of 2.704%, default having occurred under the terms thereof, 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 17, 2023, AT 11:30 AM**. ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and 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" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$51,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

Richard E. Solomon, Richard J. Rogers, Michael McKeefery, Christianna Kersey, and Kevin Hildebeidel, Substitute Trustees

E.T. Newell & Co, Inc
912 E. 25th Street, Baltimore MD 21218
410-366-5555 www.melnicknewell.com

143559 (12-29,1-5,1-12)

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC
ATTORNEYS AT LAW
1099 WINTERSON ROAD
SUITE 301
LINTHICUM HEIGHTS, MD 21090

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**3924 ELITE STREET
BOWIE, MD 20716**

Under a power of sale contained in a certain Deed of Trust from Lorna Laing, dated October 8, 2010 and recorded in Liber 32206, Folio 401 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$246,983.00, and an original interest rate of 2.000%, default having occurred under the terms thereof, 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 17, 2023, AT 11:30 AM**. ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and 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" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$22,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon, Richard J. Rogers, Michael McKeefery, and Christianna Kersey, Substitute Trustees

E.T. Newell & Co, Inc
912 E. 25th Street, Baltimore MD 21218
410-366-5555 www.melnicknewell.com

143560 (12-29,1-5,1-12)

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC
ATTORNEYS AT LAW
1099 WINTERSON ROAD
SUITE 301
LINTHICUM HEIGHTS, MD 21090

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**10314 FARRAR AVENUE
CHELTENHAM, MD 20623**

Under a power of sale contained in a certain Deed of Trust from John Richardson, dated November 19, 2012 and recorded in Liber 34784, Folio 1 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$252,750.00, and an original interest rate of 4.000%, default having occurred under the terms thereof, 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 17, 2023, AT 11:30 AM**. ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and 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" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$25,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon, Richard J. Rogers, Michael McKeefery, and Christianna Kersey, Substitute Trustees

E.T. Newell & Co, Inc
912 E. 25th Street, Baltimore MD 21218
410-366-5555 www.melnicknewell.com

143561 (12-29,1-5,1-12)

LEGALS

Hughie D Hunt II, Esq.
5000 Sunnyside Avenue, Suite 101
Beltsville, MD 20705
301-982-0888

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **BETTY GLORIA BROOKS**

Notice is given that Jean L. Beckmann, whose address is 10218 Democracy Lane, Potomac, MD 20854, was on November 10, 2022 appointed Personal Representative of the estate of Betty Gloria Brooks who died on September 9, 2022 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 10th day of May, 2023.

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, except if the decedent died before October 1, 1992, nine 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.

JEAN L. BECKMANN
Personal Representative

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

Estate No. 126973
143404 (12-15,12-22,12-29)

Michelle D. Lee
The Law Office of Brian Gormley, LLC
10605 Concord Street, Suite 420
Kensington, Maryland 20895
240-530-8018

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **MARVIN COLEY AKA MARVIN EUGENE COLEY**

Notice is given that Dr. Brooke Coley, whose address is 10237 E. Sable Avenue, Mesa, Arizona 85212, was on November 22, 2022 appointed Personal Representative of the estate of Marvin Coley AKA Marvin Eugene Coley, who died on April 21, 2022 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 22nd day of May, 2023.

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, except if the decedent died before October 1, 1992, nine 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.

DR. BROOKE COLEY
Personal Representative

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

Estate No. 127348
143489 (12-22,12-29,1-5)

Michelle D. Lee
Law Office of Brian Gormley, LLC
10605 Concord Street, Suite 420
Kensington, Maryland 20895
240-530-8018

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **IRENE ELIZABETH PERRONE**

Notice is given that Brian Gormley, whose address is 10605 Concord Street, Suite 420, Kensington, Maryland 20895, was on October 5, 2022 appointed Personal Representative of the estate of Irene Elizabeth Perrone, who died on February 28, 2018 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 5th day of April, 2023.

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, except if the decedent died before October 1, 1992, nine 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.

BRIAN GORMLEY
Personal Representative

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

Estate No. 126790
143490 (12-22,12-29,1-5)

LEGALS

Linda Mericle, Esq./
Cameron Mericle, P.A.
7875 Belle Point Drive
Greenbelt, Md. 20770

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **FRANCES MAXINE GASKINS**

Notice is given that Linda Mericle, Esq., whose address is 7875 Belle Point Drive, Greenbelt, Md. 20770, was on September 28, 2022 appointed Personal Representative of the estate of Frances Maxine Gaskins who died on April 25, 2022 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 28th day of March, 2023.

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.

LINDA S. MERICLE, ESQ.
Personal Representative

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

Estate No. 126321
143406 (12-15,12-22,12-29)

LEGALS

Giannina Lynn, Attorney-at-Law
1008 Pennsylvania Avenue SE
Washington, DC 20003
202-544-2200

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **BERTRAND TREADWELL**

Notice is given that Thomas Treadwell, whose address is 20315 Bay Point Place, Montgomery Village, MD 20886, was on December 7, 2022 appointed Personal Representative of the estate of Bertrand Treadwell, who died on October 27, 2022 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 7th day of June, 2023.

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, except if the decedent died before October 1, 1992, nine 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.

THOMAS TREADWELL
Personal Representative

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

Estate No. 127435
143491 (12-22,12-29,1-5)

James J. Debelius, Esq.
316 East Diamond Avenue
Gaithersburg, MD 20877
301-840-2232

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **ANN LANGLEY FAUCONNET**

Notice is given that Elizabeth Harvey, whose address is 26801 Haines Road, Clarksburg, Maryland 20871, was on September 23, 2022 appointed Personal Representative of the estate of Ann Langley Fauconnet who died on August 2, 2022 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 23rd day of March, 2023.

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, except if the decedent died before October 1, 1992, nine 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.

ELIZABETH HARVEY
Personal Representative

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

Estate No. 126304
143405 (12-15,12-22,12-29)

LEGALS

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

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE
Improved by premises known as
11748 Crestwood Avenue, Brandywine, MD 20613**

By virtue of the power and authority contained in a Deed of Trust from LEIGH DESIREE BROWN and ANSON FREDERICK BROWN, dated March 13, 2019 and recorded in Liber 42008 at Folio 127 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

**WEDNESDAY, JANUARY 18, 2023
AT 3:00 P.M.**

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

All that piece or parcel of land situate in Prince George's County, Maryland and described as follows, to wit: Being known and designated as Lots numbered five (5) and six (6) in Block lettered "B; Plat One, Section One, in the Subdivision known as "Clinton Acres Subdivision", as per plat recorded in Plat Book WWW 34 at Plat No. 79, among the land records of Prince George's County, Maryland. Said property being in the 18th Election District.

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

TERMS OF SALE: A deposit of \$16,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 5.625% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

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

Brenda DiMarco, Auctioneer
14804 Main Street
Upper Marlboro, MD 20772
Phone#: 301-627-1002
Auctioneer's Number # A00116

143555 (12-29,1-5,1-12)

LEGALS

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

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE
Improved by premises known as
4919 Winthrop Street, Oxon Hill, MD 20745**

By virtue of the power and authority contained in a Deed of Trust from LEON ANTHONY WARE dated June 25, 2008 and recorded in Liber 29940 at Folio 567 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

**WEDNESDAY, JANUARY 18, 2023
AT 3:15 P.M.**

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

Being known and designated as Lot No. Thirty-two (32), in Block lettered "F" in the Subdivision known as "Part of Parcels B & C, Glassmanor", as per plat thereof duly recorded among the Land Records of Prince George's County, Maryland at Plat Book No. 17, Plat No. 55. The improvements thereon being known as No. 4919 Winthrop Street.

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

TERMS OF SALE: A deposit of \$20,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 3.625% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

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

Brenda DiMarco, Auctioneer
14804 Main Street
Upper Marlboro, MD 20772
Phone#: 301-627-1002
Auctioneer's Number # A00116

143556 (12-29,1-5,1-12)

LEGALS

David C. Harty, Esq.
8843 Greenbelt Road, Unit 125
Greenbelt, MD 20770
443-858-1335

Barry R. Fierst, Esq.
200-A Monroe Street, Suite 200
Rockville, MD 20850
301-762-8872

Joseph A. Lynott, III
Lynott, Lynott & Parsons, P.A.
11 N. Washington Street, Suite 220
Rockville, Maryland 20850
301-424-5100

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ANNETTE ROSALIE KEIZER
a/k/a ANNETTE KEIZER

Notice is given that Arlene R Keizer, whose address is 135 Washington Avenue #2, Brooklyn, NY 11205, was on December 13, 2022 appointed Personal Representative of the estate of Annette Rosalie Keizer a/k/a Annette Keizer, who died on July 29, 2020 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 13th day of June, 2023.

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, except if the decedent died before October 1, 1992, nine 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.

ARLENE R KEIZER
Personal Representative

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

Estate No. 127303
143630 (12-29,1-5,1-12)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CHERYL ROBINSON EASON

Notice is given that Matthew B. Eason, whose address is 5837 Wyndham Cir Apt 301, Columbia, MD 21044, was on December 2, 2022 appointed Personal Representative of the estate of Cheryl Robinson Eason who died on October 28, 2022 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 2nd day of June, 2023.

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

- (1) Six months from the date of the decedent's death; or
- (2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

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

MATTHEW B. EASON
Personal Representative

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

Estate No. 127279
143476 (12-22,12-29,1-5)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOHN MICHAEL SHAUGHNESSY

Notice is given that Margaret C. Shaughnessy, whose address is 3146 Gracefield Road, Apt 206, Silver Spring, Maryland 20904, was on November 23, 2022 appointed Personal Representative of the estate of John Michael Shaughnessy who died on September 5, 2022 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 23rd day of May, 2023.

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.

MARGARET C. SHAUGHNESSY
Personal Representative

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

Estate No. 127252
143478 (12-22,12-29,1-5)

Lesley A. Moss, Esq.
Oram & Moss, Chartered
1101 Wootton Parkway, Suite 500
Rockville, Maryland 20852
301-652-8600

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
NORMA G. ROSEMAN

Notice is given that Elliot Roseman, whose address is 11306 Hollostone Drive, Rockville, Maryland 20852, was on December 7, 2022 appointed Personal Representative of the estate of Norma G. Roseman who died on September 21, 2022 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 7th day of June, 2023.

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, except if the decedent died before October 1, 1992, nine 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.

ELLIOT J. ROSEMAN
Personal Representative

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

Estate No. 127352
143477 (12-22,12-29,1-5)

LEGALS

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

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE
Improved by premises known as
6517 NORTHAM RD, TEMPLE HILLS, MD 20748**

By virtue of the power and authority contained in a Deed of Trust from BRÉNDAJ. FUENTES and ESMERALDA CAROLINA FUENTES, dated April 10, 2018 and recorded in Liber 41011 at Folio 274 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

**WEDNESDAY, JANUARY 18, 2023
AT 3:05 P.M.**

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

Lot Numbered Eighteen (18), in Block lettered "B", in the subdivision known as "Section One, WOODBERRY FOREST", as per plat thereof recorded among the Land Records of Prince George's County, Maryland, in Plat Book WWW 44, at Plat 18; being in the 6th Election District of said County.

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

TERMS OF SALE: A deposit of \$12,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 3.750% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

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

Brenda DiMarco, Auctioneer
14804 Main Street
Upper Marlboro, MD 20772
Phone#: 301-627-1002
Auctioneer's Number # A00116

143557 (12-29,1-5,1-12)

LEGALS

Christopher A. Aragona, Esq.
6130 Oxon Hill Road, Suite 100
Oxon Hill, Maryland 20745
301-567-1100

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JAMES ROBERT WILLIAMS

Notice is given that Lolita Seymour, whose address is 2200 Redwood Terrace, Temple Hills, Maryland 20748, was on November 30, 2022 appointed Personal Representative of the estate of James Robert Williams who died on June 24, 2022 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 30th day of May, 2023.

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, except if the decedent died before October 1, 1992, nine 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.

LOLITA SEYMOUR
Personal Representative

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

Estate No. 126414
143633 (12-29,1-5,1-12)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOSEPHINE C BAGLEY

Notice is given that Brian C Bagley, whose address is 358 Loma Alta Drive, Flower Mound, Texas 75022, was on October 17, 2022 appointed Personal Representative of the estate of Josephine C Bagley who died on June 7, 2022 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 17th day of April, 2023.

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.

BRIAN C BAGLEY
Personal Representative

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

Estate No. 125735
143486 (12-22,12-29,1-5)

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

LEGALS

ORDER OF PUBLICATION

FNA DZ, LLC
C/o Benjamin M. Decker, Esquire
2806 Reynolda Rd., #208
Winston-Salem, NC 27106

Plaintiff

vs.

OPHELIA LLC
WCP FUND I LLC
DANIEL HUERTAS
Prince George's County, Maryland

AND

All persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 0119024, 9,632.0000 SQ.FT. & IMPS. WEST CHEVERLY LOT 6; ASSMT \$350,000 LIB 41005 FL 337; KNOWN AS 5615 LANDOVER RD HYATTSVILLE MD 20784.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division
C-16-CV-22-000831

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

Prince George's County, described as follows: Tax Account No 0119024, 9,632.0000 SQ.FT. & IMPS. WEST CHEVERLY LOT 6; ASSMT \$350,000 LIB 41005 FL 337; KNOWN AS 5615 LANDOVER RD HYATTSVILLE MD 20784.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 19th day of December, 2022, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 19th day of January, 2023, warning all persons interested in the property to appear in this Court by the 21st day of February, 2023, and redeem the property herein described 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
143567 (12-29,1-5,1-12)

ORDER OF PUBLICATION

FNA DZ, LLC
C/o Benjamin M. Decker, Esquire
2806 Reynolda Rd., #208
Winston-Salem, NC 27106

Plaintiff

vs.

ARNULFO RODRIGUEZ
ARNULFO CANEZA
US IMMIGRATION BONDS AND INSURANCE SERVICES INC
LEXINGTON NATIONAL INSURANCE CORPORATION
Prince George's County, Maryland

AND

All persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 1377324, 16,699.0000 SQ.FT. & IMPS. BARNABY MANOR OAKS LOT 1 BLK B; ASSMT \$281,600 LIB 40364 FL 596; KNOWN AS 4911 MANOR DR OXON HILL MD 20745.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division
C-16-CV-22-000837

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

Prince George's County, described as follows: Tax Account No 1377324, 16,699.0000 SQ.FT. & IMPS. BARNABY MANOR OAKS LOT 1 BLK B; ASSMT \$281,600 LIB 40364 FL 596; KNOWN AS 4911 MANOR DR OXON HILL MD 20745.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 19th day of December, 2022, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 19th day of January, 2023, warning all persons interested in the property to appear in this Court by the 21st day of February, 2023, and redeem the property herein described 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
143568 (12-29,1-5,1-12)

ORDER OF PUBLICATION

FNA DZ, LLC
C/o Benjamin M. Decker, Esquire
2806 Reynolda Rd., #208
Winston-Salem, NC 27106

Plaintiff

vs.

EQUITY PARTNERS REAL ESTATE AND INVESTMENTS LLC
VORCAST INC
EAGLEBANK
CHOICE SETTLEMENT GROUP LLC TRUSTEE
Prince George's County, Maryland

AND

All persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 1356724, 11,897.0000 SQ.FT. & IMPS. MURRAY HILL LOT 42 BLK D; ASSMT \$277,800 LIB 37728 FL 253; KNOWN AS 8106 MURRAY HILL DR FORT WASHINGTON MD 20744.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division
C-16-CV-22-000839

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

Prince George's County, described as follows: Tax Account No 1356724, 11,897.0000 SQ.FT. & IMPS. MURRAY HILL LOT 42 BLK D; ASSMT \$277,800 LIB 37728 FL 253; KNOWN AS 8106 MURRAY HILL DR FORT WASHINGTON MD 20744.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 19th day of December, 2022, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 19th day of January, 2023, warning all persons interested in the property to appear in this Court by the 21st day of February, 2023, and redeem the property herein described 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
143570 (12-29,1-5,1-12)

ORDER OF PUBLICATION

FNA DZ, LLC
C/o Benjamin M. Decker, Esquire
2806 Reynolda Rd., #208
Winston-Salem, NC 27106

Plaintiff

vs.

GERALDINE LOVELL
Prince George's County, Maryland

AND

All persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 2132678, LOTS 55,56,57. 58. 59.60; 11,716.0000 SQ.FT. & IMPS. RIVERDALE HEIGHTS BLK 5; ASSMT \$324,600 LIB 32674 FL 569; KNOWN AS 6224 57TH AVE RIVERDALE MD 20737.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division
C-16-CV-22-000824

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

Prince George's County, described as follows: Tax Account No 2132678, LOTS 55,56,57. 58. 59.60; 11,716.0000 SQ.FT. & IMPS. RIVERDALE HEIGHTS BLK 5; ASSMT \$324,600 LIB 32674 FL 569; KNOWN AS 6224 57TH AVE RIVERDALE MD 20737.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 19th day of December, 2022, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 19th day of January, 2023, warning all persons interested in the property to appear in this Court by the 21st day of February, 2023, and redeem the property herein described 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
143587 (12-29,1-5,1-12)

LEGALS

ORDER OF PUBLICATION

FNA DZ, LLC
C/o Benjamin M. Decker, Esquire
2806 Reynolda Rd., #208
Winston-Salem, NC 27106

Plaintiff

vs.

HUNGERFORD REAL ESTATE AND DEVELOPMENT LLC
LOAN FUNDER LLC, SERIES 14313 ROCK CREEK TITLE, LLC, TRUSTEE
Prince George's County, Maryland

AND

All persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 1789718, W 77.19 FT OF LOT A2; 6,883.0000 SQ.FT. & IMPS. FURMANS ADDN TO HY; ASSMT \$397,400 LIB 43944 FL 137; KNOWN AS 4200 EMERSON ST HYATTSVILLE MD 20781.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division
C-16-CV-22-000835

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

Prince George's County, described as follows: Tax Account No 1789718, W 77.19 FT OF LOT A2; 6,883.0000 SQ.FT. & IMPS. FURMANS ADDN TO HY; ASSMT \$397,400 LIB 43944 FL 137; KNOWN AS 4200 EMERSON ST HYATTSVILLE MD 20781.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 19th day of December, 2022, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 19th day of January, 2023, warning all persons interested in the property to appear in this Court by the 21st day of February, 2023, and redeem the property herein described 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
143569 (12-29,1-5,1-12)

ORDER OF PUBLICATION

FNA DZ, LLC
C/o Benjamin M. Decker, Esquire
2806 Reynolda Rd., #208
Winston-Salem, NC 27106

Plaintiff

vs.

ROCHELLE RENWICK CURTIS
Prince George's County, Maryland

AND

All persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 1835743, BLDG 2 UNIT 10 6; 2,269.0000 SQ.FT. & IMPS. TOLEDO TERRACE PRO; ASSMT \$233,900 LIB 13331 FL 572 UNIT 2 - 10; KNOWN AS 3331 TOLEDO TER HYATTSVILLE MD 20781 CONDO UNIT: 2 - 106.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division
C-16-CV-22-000833

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

Prince George's County, described as follows: Tax Account No 1835743, BLDG 2 UNIT 10 6; 2,269.0000 SQ.FT. & IMPS. TOLEDO TERRACE PRO; ASSMT \$233,900 LIB 13331 FL 572 UNIT 2 - 10; KNOWN AS 3331 TOLEDO TER HYATTSVILLE MD 20781 CONDO UNIT: 2 - 106.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 19th day of December, 2022, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 19th day of January, 2023, warning all persons interested in the property to appear in this Court by the 21st day of February, 2023, and redeem the property herein described 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
143571 (12-29,1-5,1-12)

ORDER OF PUBLICATION

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

Plaintiff,

v.

Darnelle Jovan Creese
503 Jurgensen Place
Hyattsville, MD 20785

and

Mortgage Electronic Registration Systems, Inc.
S/O Bill Beckman, CEO
1818 Library Street, #300
Reston, VA 20190

and

Chicago Title Insurance, Trustee
S/O CT Corporation System, R.A.
208 SO LaSalle Street, Suite 814
Chicago, IL 60604

and

State of Maryland
Office of the Attorney General
S/O Brian Frosh, Attorney General
200 St. Paul Place
Baltimore, MD 21202

and

Prince George's County
Department of Finance
S/O Stephen J. McGibbon, Director
1301 McCormick Drive, Suite 1100
Largo, MD 20774

and

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest and any and all persons having or claiming to have any interest in the property and premises situate in Prince George's County, known as 503 Jurgensen Place and described as Legal Description 1,400.0000 SQ.FT. & IMPS. SUMMERFIELD THE RE LOT 28 BLK L ASSMT \$324,467 LIB 46396 FL 470 Being known as District 18 Account Number 3741113 on the Tax Roll of the Collector of Taxes.

Defendants

In the Circuit Court for Prince George's County
Case No.: C-16-CV-22-001017

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 503 Jurgensen Place in Prince George's County, State of Maryland, sold by the Director of Finance for Prince George's County, State of Maryland to GBIF, LLC, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: Legal Description 1,400.0000 SQ.FT. & IMPS. SUMMERFIELD THE RE LOT 28 BLK L ASSMT \$324,467 LIB 46396 FL 470, District 18 Account Number 3741113 known as 503 Jurgensen Place.

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

It is thereupon this 19th day of December, 2022, by the Circuit Court for Prince George's County, Ordered, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear in this Court by the 21st day of February, 2023, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
143574 (12-29,1-5,1-12)

LEGALS

ORDER OF PUBLICATION

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

Plaintiff,

v.

Craig T. Dewees
1404 Rich Hill Drive
Fort Washington, MD 20744

and

The Estate of Craig T. Dewees
S/O Personal Representative
1404 Rich Hill Drive
Fort Washington, MD 20744

and

Sharon A. Luzier
1404 Rich Hill Drive
Fort Washington, MD 20744

and

The Estate of Sharon A. Luzier
S/O Personal Representative
1404 Rich Hill Drive
Fort Washington, MD 20744

and

Beal Bank, SSB
S/O CSC-Lawyers Incorporating Service, Co., R.A.
7 Saint Paul Street, Suite 820

Baltimore, MD 21202

and

Mark H. Wittstadt, Trustee
9409 Philadelphia Road
Baltimore, MD 21237

and

Gerard WM. Wittstadt, Jr., Trustee
9409 Philadelphia Road
Baltimore, MD 21237

and

State of Maryland
Office of the Attorney General
S/O Brian Frosh, Attorney General
200 St. Paul Place
Baltimore, MD 21202

and

Prince George's County
Department of Finance
S/O Stephen J. McGibbon, Director
1301 McCormick Drive, Suite 1100
Largo, MD 20774

and

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest and any and all persons having or claiming to have any interest in the property and premises situate in Prince George's County, known as 1404 Rich Hill Drive and described as Legal Description OFF LIVINGSTON RD 3.8300 ACRES. & IMPS. ASSMT \$260,600 MAP 132 GRID C2 PAR 042 LIB 07875 FL 074 Being known as District 05 Account Number 0391797 on the Tax Roll of the Collector of Taxes.

Defendants

In the Circuit Court for Prince George's County
Case No.: C-16-CV-22-001024

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 1404 Rich Hill Drive in Prince George's County, State of Maryland, sold by the Director of Finance for Prince George's County, State of Maryland to GBIF, LLC, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: Legal Description OFF LIVINGSTON RD 3.8300 ACRES. & IMPS. ASSMT \$260,600 MAP 132 GRID C2 PAR 042 LIB 07875 FL 074, District 05 Account Number 0391797 known as 1404 Rich Hill Drive.

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

It is thereupon this 19th day of December, 2022, by the Circuit Court for Prince George's County, Ordered, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear in this Court by the 21st day of February, 2023, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
143572 (12-29,1-5,1-12)

LEGALS

ORDER OF PUBLICATION

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

Plaintiff,

v.

Joyce E. Gorham
2705 Quay Avenue
Forestville, MD 20747

and

The Estate of Joyce E. Gorham
S/O Personal Representative
2705 Quay Avenue
Forestville, MD 20747

and

Truist Bank
S/I/I SunTrust Bank
S/O CSC-Lawyers Incorporating Service CO., R.A.
7 Saint Paul Street, Suite 820
Baltimore, MD 21202

and

Jovetta Woodard, Trustee
41 Rachel Drive
Nashville, TN 37214

and

Patrica Robinson, Trustee
41 Rachel Drive
Nashville, TN 37214

and

State of Maryland
Office of the Attorney General
S/O Brian Frosh, Attorney General
200 St. Paul Place
Baltimore, MD 21202

and

Prince George's County
Department of Finance

LEGALS

S/O Stephen J. McGibbon, Director
1301 McCormick Drive, Suite 1100
Largo, MD 20774

and

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest and any and all persons having or claiming to have any interest in the property and premises situate in Prince George's County, known as 2705 Quay Avenue and described as Legal Description LOT 21 & N HALF OF LOT 20 IMPS 9,375.0000 SQ.FT. & IMPS. PHELPHS ADDN TO FOR BLK 3 ASSMT \$192,900 LIB 06396 FL 803 Being known as District 06 Account Number 0550749 on the Tax Roll of the Collector of Taxes.

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE
Improved by premises known as
11506 Cosca Park Place, Clinton, MD 20735-4177

By virtue of the power and authority contained in a Deed of Trust from SANDRA R. WILLS, dated March 8, 2005 and recorded in Liber 22005 at Folio 235 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

WEDNESDAY, JANUARY 18, 2023
AT 3:25 P.M.

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

ALL THAT CERTAIN LOT OR PARCEL OF LAND LYING AND BEING SITUATE IN PRINCE GEORGE'S COUNTY, MARYLAND, MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT NUMBERED SIXTY-EIGHT (68) IN BLOCK LETTERED "B" IN A SUBDIVISION KNOWN AS "PLAT THREE-SECTION THREE, BONIWOOD" AS PER PLAT THEREOF RECORDED IN PLAT BOOK NLP 125 AT PLAT 72, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

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

TERMS OF SALE: A deposit of \$17,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 4.25% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

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

Brenda DiMarco, Auctioneer
14804 Main Street
Upper Marlboro, MD 20772
Phone#: 301-627-1002
Auctioneer's Number # A00116

143558 (12-29,1-5,1-12)

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 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: **01/09/2023**

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

2000 LEXUS ES300 JT8BF28G5Y5092143

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

2006 CHEVROLET IMPALA	2G1WT58K569347819
1997 CHEVROLET ASTRO VAN	1GCDM19W2VB172660
2008 VOLKSWAGEN BEETLE	3VWPPW31C18M503548
2002 GMC YUKON VA D0CART	1GKFK66U32J288843
2004 HONDA ACCORD	1HGCM56674A006826
2007 MITSUBISHI ECLIPSE MD T1037245	4A3AK24F67E065261
2016 XSR F250	LAEBGZ469GG100010
MOTORCYCLE	
2018 TRAILER TRAILER VA 2974ZN	4YMBU1014YV006171

143636 (12-29)

LEGAL NOTICE
CITY OF BOWIE, MD
PUBLIC HEARING

A Public Hearing for Ordinance O-6-22 Amending the Code of the City of Bowie, Maryland, Chapter 2, "Administration," Article V "Public Ethics," to Incorporate Changes Required by State Law to Local Ethics Ordinances Regarding Conflicts of Interest (City Code, Sec. 2-70) and Financial Disclosures (City Code, Sec. 2-68 and 2-71), and to Update References to State Law is scheduled to be held at 8:00 p.m., Tuesday, January 3, 2023. Those wishing to provide testimony/comments for the public hearing can sign up to speak prior to the beginning of the meeting, or email written testimony/comments to cityclerk@cityofbowie.org. Deadline for submittal of written testimony/comments is 7:00 p.m., Tuesday, January 3, 2023. Residents may attend the meeting in person in the Council Chambers at Bowie City Hall, 15901 Fred Robinson Way, Bowie, MD 20716, or may view meetings online at www.cityofbowie.org/viewmeetings or on Verizon channel 10 or Comcast channel 71 and 996. For more information, contact the City Clerk at 301-809-3029 or ahernandez@cityofbowie.org.

Alfred D. Lott
City Manager

143520 (12-29)

LEGALS

ORDER OF PUBLICATION

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

Plaintiff,

v.
David Cole
2510 Keating Street
Temple Hills, MD 20748

and

The Estate of David Cole
S/O Personal Representative
2510 Keating Street
Temple Hills, MD 20748

and

Janice M. Cole
2510 Keating Street
Temple Hills, MD 20748

and

The Estate of Janice M. Cole
S/O Personal Representative
2510 Keating Street
Temple Hills, MD 20748

and

State of Maryland
Office of the Attorney General
S/O Brian Frosh, Attorney General
200 St. Paul Place
Baltimore, MD 21202

and

Prince George's County
Department of Finance
S/O Stephen J. McGibbon, Director
1301 McCormick Drive, Suite 1100
Largo, MD 20774

and

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest and any and all persons having or claiming to have any interest in the property and premises situate in Prince George's County, known as 2510 Keating Street and described as Legal Description 5,190.0000 SQ.FT. & IMPS. HILLCREST HEIGHTS LOT 13 BLK M ASSMT \$222,067 LIB 04543 FL 725 Being known as District 06 Account Number 0642710 on the Tax Roll of the Collector of Taxes.

In the Circuit Court for Prince George's County
Case No.: C-16-CV-22-001018

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 2510 Keating Street in Prince George's County, State of Maryland, sold by the Director of Finance for Prince George's County, State of Maryland to GBIF, LLC, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: Legal Description 5,190.0000 SQ.FT. & IMPS. HILLCREST HEIGHTS LOT 13 BLK M ASSMT \$222,067 LIB 04543 FL 725, District 06 Account Number 0642710 known as 2510 Keating Street.

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

It is thereupon this 19th day of December, 2022, by the Circuit Court for Prince George's County, Ordered, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear in this Court by the 21st day of February, 2023, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
143575 (12-29,1-5,1-12)

LEGALS

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

BEFORE THE REGISTER OF WILLS
FOR THE ESTATE OF:
ALVIN W LONG JR
AKA: ALVIN WASHINGTON LONG
ESTATE NO: 126394

PUBLIC NOTICE TO CAVEAT

TO ALL PERSONS INTERESTED IN THE ABOVE ESTATE:

Notice is given that a petition to caveat has been filed by Laura Jeanne Kolb, 5418 North Ridge Spring Place, Tucson, Arizona 85749, (daughter), challenging the will dated August 15, 2018. You may obtain from the Register of Wills the date and time of any hearing on this matter.

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

143617 (12-29,1-5)

ORDER OF PUBLICATION

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

Plaintiff,

v.
Ginger Dobbins
AKA Ginger H. Johnson
5608 Malvern Way
Capitol Heights, MD 20743

and

Mortgage Electronic Registration Systems, Inc.
S/O Bill Beckmann, CEO
1818 Library Street, #300
Reston, VA 20190

and

Tom Wood, Trustee
7940 Jones Branch Drive
Tysons, VA 22102

and

State of Maryland
Office of the Attorney General
S/O Brian Frosh, Attorney General
200 St. Paul Place
Baltimore, MD 21202

and

Prince George's County
Department of Finance
S/O Stephen J. McGibbon, Director
1301 McCormick Drive, Suite 1100
Largo, MD 20774

and

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest and any and all persons having or claiming to have any interest in the property and premises situate in Prince George's County, known as 5608 Malvern Way and described as Legal Description 1,500.0000 SQ.FT. & IMPS. LONDON WOODS PLAT LOT 69-5 ASSMT \$195,433 LIB 16618 FL 287 Being known as District 18 Account Number 2030104 on the Tax Roll of the Collector of Taxes.

Defendants

In the Circuit Court for Prince George's County
Case No.: C-16-CV-22-001026

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 5608 Malvern Way in Prince George's County, State of Maryland, sold by the Director of Finance for Prince George's County, State of Maryland to GBIF, LLC, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: Legal Description 1,500.0000 SQ.FT. & IMPS. LONDON WOODS PLAT LOT 69-5 ASSMT \$195,433 LIB 16618 FL 287, District 18 Account Number 2030104 known as 5608 Malvern Way.

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

It is thereupon this 19th day of December, 2022, by the Circuit Court for Prince George's County, Ordered, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear in this Court by the 21st day of February, 2023, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
143577 (12-29,1-5,1-12)

LEGALS

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

P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of:
CHIKE MBAMALU
Estate No.: 124172

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Michael J. Winkelman 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 1, 2023 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

143618 (12-29,1-5)

LEGALS

ORDER OF PUBLICATION

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

Plaintiff,

v.
Karen M. Blau
9204 Van Fleet Court
Laurel, MD 20708

and

USAA Federal Savings Bank
S/O Authorized Agent
10750 McDermott Freeway
San Antonio, TX 78288

and

Michael J. Broker, Trustee
10750 McDermott Freeway
San Antonio, TX 78288

and

State of Maryland
Office of the Attorney General
S/O Brian Frosh, Attorney General
200 St. Paul Place
Baltimore, MD 21202

and

Prince George's County
Department of Finance
S/O Stephen J. McGibbon, Director
1301 McCormick Drive, Suite 1100
Largo, MD 20774

and

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest and any and all persons having or claiming to have any interest in the property and premises situate in Prince George's County, known as 9204 Van Fleet Court and described as Legal Description 1,920.0000 SQ.FT. & IMPS. MONTEPELIER HILLS- LOT 3 BLK R Being known as District 10 Account Number 1000496 on the Tax Roll of the Collector of Taxes.

Defendants

In the Circuit Court for Prince George's County
Case No.: C-16-CV-22-001020

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 9204 Van Fleet Court in Prince George's County, State of Maryland, sold by the Director of Finance for Prince George's County, State of Maryland to GBIF, LLC, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: Legal Description 1,920.0000 SQ.FT. & IMPS. MONTEPELIER HILLS- LOT 3 BLK R, District 10 Account Number 1000496 known as 9204 Van Fleet Court.

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

It is thereupon this 19th day of December, 2022, by the Circuit Court for Prince George's County, Ordered, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear in this Court by the 21st day of February, 2023, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
143576 (12-29,1-5,1-12)

ORDER OF PUBLICATION

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

Plaintiff,

v.
Charles P. Barnes, Trustee of the Russell S. Barnes Irrevocable Medicaid Qualifying Trust
7341 Saint Joseph Place
Hughesville, MD 20637

and

State of Maryland
Office of the Attorney General
S/O Brian Frosh, Attorney General
200 St. Paul Place
Baltimore, MD 21202

and

Prince George's County
Department of Finance
S/O Stephen J. McGibbon, Director
1301 McCormick Drive, Suite 1100
Largo, MD 20774

and

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest and any and all persons having or claiming to have any interest in the property and premises situate in Prince George's County, known as 1231 Van Buren Drive and described as Legal Description FOREST 29,034.0000

SQ.FT. & IMPS. FORT WASHINGTON FO LOT 7 BLK M ASSMT \$290,000 LIB 41489 F1 391 Being known as District 05 Account Number 0277269 on the Tax Roll of the Collector of Taxes.

Defendants

In the Circuit Court for Prince George's County
Case No.: C-16-CV-22-001011

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 1231 Van Buren Drive in Prince George's County, State of Maryland, sold by the Director of Finance for Prince George's County, State of Maryland to GBIF, LLC, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: Legal Description FOREST 29,034.0000 SQ.FT. & IMPS. FORT WASHINGTON FO LOT 7 BLK M ASSMT \$290,000 LIB 41489 F1 391, District 05 Account Number 0277269 known as 1231 Van Buren Drive.

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

It is thereupon this 19th day of December, 2022, by the Circuit Court for Prince George's County, Ordered, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear in this Court by the 21st day of February, 2023, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
143578 (12-29,1-5,1-12)

ORDER OF PUBLICATION

THORNTON MELLON LLC
Plaintiff,

v.

INDIA B P HARRISON
INDIA B P HARRISON
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 8720 MAPLE AVE, BOWIE, MD 20720, Parcel No. 14-1659648

ANY UNKNOWN OWNER OF THE PROPERTY 8720 MAPLE AVE, BOWIE, MD 20720 Parcel No. 14-1659648, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County
Case No.: C-16-CV-22-000406

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 14-1659648 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Lots 67.68 5,000.0000 Sq.Ft. & Imps. Bowie Blk 6

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

It is thereupon this 5th day of December, 2022, by the Circuit Court for Prince Georges 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 7th day of February, 2023, and redeem the property with Parcel Identification Number 14-1659648 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
143376 (12-15,12-22,12-29)

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