

*The
Prince George's Post
Newspaper*

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Weekend*

LEGALS

ORDER OF PUBLICATION

Wright Properties, LLC

Petitioner,
v.

Jesus B Castellanos Galvez
AKA: Jesus Castellanos
And

Prince George's County Maryland
(for Maryland Annotated Code 14-836(b)(1)(v) purposes only)

Serve: Rhonda L. Weaver
County Attorney
1301 McCormick Drive Suite 4100
Largo, MD 20774

And

State of Maryland
Serve: Anthony G. Brown
Attorney General
200 St. Paul Place
Baltimore, MD 21202

And

UNKNOWN OCCUPANT (if any)
Leasing the property at
4001 Largo Rd
Upper Marlboro MD 20772

And

ALL OTHER PERSONS THAT
HAVE OR CLAIM TO HAVE ANY
INTEREST IN THE PROPERTY:
4001 Largo Rd
Upper Marlboro MD 20772, Parcel
No. 03-0240069

And

UNKNOWN OWNERS OF THE
PROPERTY:
4001 Largo Rd
Upper Marlboro MD 20772, Parcel
No. 03-0240069

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-23-005575**

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

All that property in Prince George's County described as: Tax Account Number: 03-0240069, 37,609.0000 Sq. Ft. Assmt \$81,700 Map 092 Grid E2 Par 044 Lib 44903 Fl 228 and assessed to Galvez Jesus B Castellanos

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

It is thereupon this 11th day of December, 2023, 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 13th day of February 2024, and redeem the property with Parcel Identification Number 03-0240069 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
146073 (12-21,12-28,1-4)

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

NOTICE IS HEREBY GIVEN that the Circuit Court of Prince William county, Virginia appointed Laverne Webb, whose address is 7515 Spring Stuebner Road Apt#325, Spring, TX 77379, as the Personal Representative of the Estate of Sandra Peyton who died on August 6, 2021 domiciled in Virginia United States.

The Maryland resident agent for service of process is Akeem Franks, whose address is 4411 Hargrove Road, Temple Hills, MD 20748.

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

PRINCE GEORGE'S COUNTY

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

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

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

LAVERNE WEBB
Foreign Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773
Estate No. 126735
146099 (12-21,12-28,1-4)

NOTICE

Laura H.G. O'Sullivan, et al.,
Substitute Trustees

vs. Plaintiffs

Clifford E Hendking and
Beatrice E Hendking aka Beatrice E Baskerville

Defendants

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

CIVIL NO. C-16-CV-23-002164

ORDERED, this 22nd day of December, 2023 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 9713 Fox Run Drive, Clinton, Maryland 20735 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 22nd day of January, 2024 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 22nd day of January, 2024, next.

The report states the amount of sale to be \$316,000.00.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
146170 (1-4,1-11,1-18)

LEGALS

LM File No.: 2350-0005-EYB
Investment

LEWIS MCDANIELS, LLC
50 Citizens Way
Suite 305
Frederick, Maryland 21701

ORDER OF PUBLICATION

E.Y.B Investment LLC, Plaintiff,

vs.

The testate and intestate successors of Benjamin Bazil Surratt, Jr., deceased, and all persons claiming by, through, or under the decedent; The testate and intestate successors of Donna Marie Surratt, deceased, and all persons claiming by, through, or under the decedent; Angela L. Surratt, Personal Representative of the Estate of Benjamin Bazil Surratt, Jr.; Prince George's County, Maryland; and any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as Pt Par 76 (27 32 A Dfr To PG C O L14415 F544 2001-2002) 1.220 Acres. Assmt \$3,700 Map 109 Grid F4 Par 076 Lib 07853 Fl 053 and being identified on the Tax Roll as Parcel ID: 15-1732924, and which may be known as Vacant lot on Trumps Hill Rd, Upper Marlboro, MD 20772, 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 Pt Par 76 (27 32 A Dfr To PG C O L14415 F544 2001-2002) 1.220 Acres. Assmt \$3,700 Map 109 Grid F4 Par 076 Lib 07853 Fl 053 and being identified on the Tax Roll as Parcel ID: 15-1732924, and which may be known as Vacant lot on Trumps Hill Rd, Upper Marlboro, MD 20772,

Defendants.

**In the Circuit Court for
Prince George's County, Maryland
Case No. C-16-CV-23-005543
(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:

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
146073 (12-21,12-28,1-4)

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

Notice is given that Margaret M Clark, whose address is 8903 Oxley Forest Court, Laurel, MD 20723, was on December 11, 2023 appointed Personal Representative of the estate of Bertram K Ellis who died on October 5, 2023 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 11th day of June, 2024.

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 M CLARK
Personal Representative
CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 131650
146114 (12-21,12-28,1-4)

LEGALS

LM File No.: 2350-0003-EYB
Investment

LEWIS MCDANIELS, LLC
50 Citizens Way
Suite 305
Frederick, Maryland 21701

ORDER OF PUBLICATION

E.Y.B Investment LLC, Plaintiff,

vs.

Armando V. Fernandez; Grecilla V. Fernandez; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as Pt Lt 4 Eq 33, 719. 00 Sf 33,719.0000 Sq.Ft. South Piscataway Lot 4 Assmt \$4,433 Lib 10664 Fl 190 and being identified on the Tax Roll as Parcel ID: 05-0351064, and which may be known as 14805 Livingston Rd., Accokeek, MD 20607, 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 Pt Lt 4 Eq 33, 719. 00 Sf 33,719.0000 Sq.Ft. South Piscataway Lot 4 Assmt \$4,433 Lib 10664 Fl 190 and being identified on the Tax Roll as Parcel ID: 05-0351064, and which may be known as 14805 Livingston Rd., Accokeek, MD 20607,

Defendants.

**In the Circuit Court for
Prince George's County, Maryland
Case No. C-16-CV-23-005545
(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 Pt Lt 4 Eq 33, 719. 00 Sf 33,719.0000 Sq.Ft. South Piscataway Lot 4 Assmt \$4,433 Lib 10664 Fl 190 and being identified on the Tax Roll as Parcel ID: 05-0351064, and which may be known as 14805 Livingston Rd., Accokeek, MD 20607.

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

It is thereupon this 11th day of December, 2023, 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 5th day of January, 2024, warning all persons interested in the property to appear in this Court by the 13th day of February, 2024, 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
146085 (12-21,12-28,1-4)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BERTRAM K ELLIS

Notice is given that Marion Carroll Oliver, whose address is 8637 Fulton Ave, Glenarden, MD 20706, was on December 8, 2023 appointed Personal Representative of the estate of Jerry Mack Oliver who died on October 25, 2023 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 8th day of June, 2024.

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.

MARION CARROLL OLIVER
Personal Representative
CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 131614
146115 (12-21,12-28,1-4)

LEGALS

LM File No.: 2350-0001-EYB
Investment

LEWIS MCDANIELS, LLC
50 Citizens Way
Suite 305
Frederick, Maryland 21701

ORDER OF PUBLICATION

E.Y.B Investment LLC, Plaintiff,

vs.

2209 Parkway Joint Venture; Truist Bank, successor by merger to Continental Federal Savings Bank; First Arlington Service Corporation, a Virginia Corporation, Trustee; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as 7,003.0000 Sq.Ft. Cheverly Lot 4 Blk G Assmt \$1,167 Lib 06803 Fl 875 and being identified on the Tax Roll as Parcel ID: 02-0086686, and which may be known as 2203 Park Way., Landover, MD 20785,

Defendants.

**In the Circuit Court for
Prince George's County, Maryland
Case No. C-16-CV-23-005546
(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 7,003.0000 Sq.Ft. Cheverly Lot 4 Blk G Assmt \$1,167 Lib 06803 Fl 875 and being identified on the Tax Roll as Parcel ID: 02-0086686, and which may be known as 2203 Park Way., Landover, MD 20785.

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

It is thereupon this 11th day of December, 2023, 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 5th day of January, 2024, warning all persons interested in the property to appear in this Court by the 13th day of February, 2024, 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
146086 (12-21,12-28,1-4)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JERRY MACK OLIVER

Notice is given that Marion Carroll Oliver, whose address is 8637 Fulton Ave, Glenarden, MD 20706, was on December 8, 2023 appointed Personal Representative of the estate of Jerry Mack Oliver who died on October 25, 2023 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 8th day of June, 2024.

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.

MARION CARROLL OLIVER
Personal Representative
CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 131614
146115 (12-21,12-28,1-4)

LEGALS

Gretchyn G. Meinken
616 N. Washington Street
Alexandria, VA 22314
703-836-9030

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RAFAEL WAYNE SCOTT

Notice is given that Edward R. Scott, whose address is 6311 Suitland Rd, Suitland, MD 20746, was on November 21, 2023 appointed Personal Representative of the estate of Rafael Wayne Scott, who died on February 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 21st day of May, 2024.

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.

EDWARD R. SCOTT
Personal Representative

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

Estate No. 130431
146102 (12-21,12-28,1-4)

Matthew J. Dyer, Esquire
P.O. Box 1299
Upper Marlboro, MD 20773
(301) 627-5844

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
NATHALIA LOUISE BROWN

Notice is given that Antoine Brown, whose address is 12301 Parkton St, Fort Washington, MD 20744, was on December 5, 2023 appointed Personal Representative of the estate of Nathalia Louise Brown, who died on July 3, 2023 without a will.

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

All 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, 2024.

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.

ANTOINE BROWN
Personal Representative

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

Estate No. 130824
146111 (12-21,12-28,1-4)

LEGALS

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
MARVIN BARNES, JR.
Estate No.: 131197**

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Erick M. Barnes for judicial probate of the will dated June 22, 2017, and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **February 15, 2024 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
146146 (12-28,1-4)

NOTICE

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

v.

Mark David Hodge

AND

Deborah Ann Hodge

15950 Alameda Drive
Bowie, MD 20716
Defendants

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF22-30072**

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LINDA MARIE POPE

Notice is given that Daniel Marshall, whose address is 12611 Darlenen Street, Upper Marlboro, MD 20774, was on November 29, 2023 appointed Personal Representative of the estate of Linda Marie Pope, who died on October 17, 2023 without a will.

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

All 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, 2024.

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.

DANIEL MARSHALL
Personal Representative

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

Estate No. 131475

146148 (12-28,1-4,1-11)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARYELLEN GRAY

Notice is given that Datrice Afriye-Opoku, whose address is 21047 Emerson Court, Sterling, VA 20164, was on December 4, 2023 appointed Personal Representative of the estate of Maryellen Gray, who died on November 23, 2023 without a will.

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

All 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 4th day of June, 2024.

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.

DATRICE AFRIYE-OPOKU
Personal Representative

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

Estate No. 131496

146149 (12-28,1-4,1-11)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ANITA F WILSON

Notice is given that Bonnie L. Wilson, whose address is 2048 Midway Avenue, Chesapeake, VA 22324, was on December 8, 2023 appointed Personal Representative of the estate of Anita F. Wilson, who died on August 10, 2023 without a will.

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

All 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, 2024.

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.

BONNIE L WILSON
Personal Representative

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

Estate No. 131468

146150 (12-28,1-4,1-11)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LISA CHERYL LEVY
AKA: LISA S LEVY

Notice is given that Steven C. Starks, Sr, whose address is 7315 Hawthorne Street, Landover, MD 20785, was on December 18, 2023 appointed Personal Representative of the estate of Lisa Cheryl Levy AKA: Lisa S Levy who died on October 30, 2023 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 18th day of June, 2024.

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.

STEVEN C. STARKS, SR
Personal Representative

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

Estate No. 131718

146156 (12-28,1-4,1-11)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JAMES RITCHIE MOULTON

Notice is given that Sharon J. Carkhuff, whose address is 7938 Ashford Blvd, Laurel, MD 20707, was on December 12, 2023 appointed Personal Representative of the estate of James Ritchie Moulton who died on October 27, 2023 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 12th day of June, 2024.

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 J CARKHUFF
Personal Representative

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

Estate No. 131544

146155 (12-28,1-4,1-11)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LINDA RHODES

Notice is given that Sherry Frisby, whose address is 5225 Stream Bank Lane, Greenbelt, MD 20770, was on November 13, 2023 appointed Personal Representative of the estate of Linda Rhodes who died on November 18, 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 13th day of May, 2024.

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.

SHERRY FRISBY
Personal Representative

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

Estate No. 131072

146157 (12-28,1-4,1-11)

LEGALS

ALAN J VAN LUVEN ESQ
4 RESERVOIR CIRCLE, SUITE 201
BALTIMORE, MD 21208
410-363-4444

Olufunmilola A Akintan Esq
8204 Tyson Road
Ellicott City, MD 21043
240-271-0148

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GWENDEAN F DYRUD
AKA FAYE GWENDEAN
DYRUD

Notice is given that John L. Kenneally, whose address is 660 Kenilworth Dr, Suite 104, Towson, MD 21204, was on November 27, 2023 appointed Personal Representative of the estate of Gwendean Dyrud who died on April 3, 2023 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 27th day of May, 2024.

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.

JOHN L KENNEALLY
Personal Representative

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

Estate No. 131141

146113 (12-21,12-28,1-4)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
VICTOR K CHRISTOPHER

Notice is given that Abdul Kareem Oki, whose address is 6140 Naval Avenue, Lanham, MD 20706 USA, was on October 30, 2023 appointed Personal Representative of the estate of Victor K. Christopher, who died on July 30, 2021 without a will. There was a prior small estate proceeding.

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

All 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 April, 2024.

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.

ABDUL KAREEM OKI
Personal Representative

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

Estate No. 123481

146101 (12-21,12-28,1-4)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LANA Y WATKINS

Notice is given that Larry N. Watkins, whose address is 55 Glen Ridge Rd., Apt. C2, Glen Burnie, MD 21061, was on November 1, 2023 appointed Personal Representative of the estate of Lana Y Watkins who died on October 4, 2023 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 May, 2024.

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.

LARRY N. WATKINS
Personal Representative

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

Estate No. 131223

146158 (12-28,1-4,1-11)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOSEPHINE ANITA LITTLE

Notice is given that Latita Wagner, whose address is 730 Ridge Road, SE, Washington, DC 20019, was on November 3, 2023 appointed Personal Representative of the estate of Josephine Anita Little who died on September 29, 2023 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 3rd day of May, 2024.

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.

LATITA WAGNER
Personal Representative

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

Estate No. 131076

146159 (12-28,1-4,1-11)

LEGALS

Damian J. O'Connor
1501 Farm Credit Drive, Suite 2000
McLean, VA 22102
703-748-3400

V. Peter Markuski, Jr.
Goozman, Bernstein & Markuski
9101 Cherry Lane, Suite 207
Laurel, Maryland 20708
301-953-7480

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PEARL L. EDWARDS

Notice is given that Monica D. Turner, whose address is 2928 Eagle Crest Lane, Fayetteville, NC 28306, was on November 21, 2023 appointed Personal Representative of the estate of Pearl L. Edwards who died on April 18, 2023 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 June, 2024.

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.

MONICA D. TURNER
Personal Representative

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

Estate No. 131065

146152 (12-28,1-4,1-11)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DAVID E HOWINGTON

Notice is given that Sylvia D Redding, whose address is 4237 South Brick Oven Way #202, Salt Lake City, UT 84107, was on December 13, 2023 appointed Personal Representative of the estate of David E. Howington who died on March 22, 2023 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 13th day of June, 2024.

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.

SYLVIA D. REDDING
Personal Representative

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

Estate No. 129912

146153 (12-28,1-4,1-11)

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LEGALS

LM File No.: 2344-00001-Kuo
 LEWIS MCDANIELS, LLC
 50 Citizens Way
 Suite 305
 Frederick, Maryland 21701

ORDER OF PUBLICATION

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

Plaintiff

vs.

ORDER OF PUBLICATION

Sean Kuo,
 vs.
 Plaintiff,

Kathleen Baumann; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as S 125 Ft Lts 7 C 7d 12,500.0000 Sq.Ft. Wildercroft Elk M Asmt \$19,600 Lib 10234 Fl 541 and being identified on the Tax Roll as Parcel ID: 19-2132645, and which may be known as Vacant lot on Riverdale Rd., Lanham, MD 20706, 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 S 125 Ft Lts 7 C 7d 12,500.0000 Sq.Ft. Wildercroft Elk M Asmt \$19,600 Lib 10234 Fl 541 and being identified on the Tax Roll as Parcel ID: 19-2132645, and which may be known as Vacant lot on Riverdale Rd., Lanham, MD 20706,

Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-005549 (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 S 125 Ft Lts 7 C 7d 12,500.0000 Sq.Ft. Wildercroft Elk M Asmt \$19,600 Lib 10234 Fl 541 and being identified on the Tax Roll as Parcel ID: 19-2132645, and which may be known as Vacant lot on Riverdale Rd., Lanham, MD 20706.

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

It is thereupon this 11th day of December, 2023, 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 5th day of January, 2024, warning all persons interested in the property to appear in this Court by the 13th day of February, 2024, 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

146087 (12-21,12-28,1-4)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JOYCE M. BROWN

Notice is given that Tai M. Johnson, whose address is 550 Regent Place NE, Washington, DC 20017, was on December 5, 2023 appointed Personal Representative of the estate of Joyce M. Brown who died on May 4, 2023 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, 2024.

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.

TAI M JOHNSON
 Personal Representative

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

Estate No. 130815
 146118 (12-21,12-28,1-4)

JUAN REDDY
 HANNAH REDDY
 PRINCE GEORGE'S COUNTY, MARYLAND
 BRANCHWOOD ESTATE
 HOMEOWNERS ASSOCIATION, INC.
 FOUNDATION FINANCE COMPANY, LLC

AND

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

8408 BRANCHWOOD CIR
 CLINTON MD 20735

AND

Unknown Owner of the property 8408 BRANCHWOOD CIR described as follows: Property Tax ID 09-0879775 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-00552

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 the Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

PLAT 2 6,131 SQ. FT. & IMPS BRANCHWOOD ESTATES LOT 12 BLK B Asmt \$343,100 Lib and Fl 8667/968 and assessed to JUAN REDDY and HANNAH REDDY, also known as 8408 BRANCHWOOD CIR, CLINTON MD 20735 Tax Account No. 09-0879775.

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 11th day of December, 2023, 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 5th day of January, 2024, warning all persons interested in the property to appear in this Court by the 13th day of February, 2024 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

146077 (12-21,12-28,1-4)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF PATRICIA N ROBINSON

Notice is given that Jonnice McQuay, whose address is 2108 Fernglen Way, Catonsville, MD 21228, was on November 30, 2023 appointed Personal Representative of the estate of Patricia N Robinson who died on April 20, 2023 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, 2024.

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.

JONNICE MCQUAY
 Representative

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

Estate No. 129261
 146117 (12-21,12-28,1-4)

LEGALS

MCNAMEE HOSEA, P.A.
 888 Bestgate Road, Suite 402
 Annapolis, Maryland 21401
 410-266-9909

SUBSTITUTE TRUSTEES' SALE OF VALUABLE REAL ESTATE

1113 Eastern Avenue, Capitol Heights, Maryland 20743

Under and by virtue of the power of sale contained in the Deed of Trust (hereinafter "Deed of Trust") from Lamont W. Adair to Holly Avenue Investment Group, L.L.C. ("Beneficiary") and James A. Pearo, Jr., Trustee, in the amount of \$387,864.06 dated March 21, 2008 and recorded among the land records of Prince George's County, Maryland on or about April 1, 2008 at Book 29509, Folio 594, and by virtue of the power of sale contained in said Deed of Trust, which was given to secure a loan on the real property described therein, and default having occurred under the terms and conditions thereof, the Substitute Trustees, Kevin M. Tracy, Esq. and Gregory R. Hislop, Esq., by virtue of the powers granted to them by way of the deed of appointment of Substitute Trustees recorded among the Land Records of Prince George's County, Maryland, on May 5, 2022 at Book 47614, Page 579, will sell the property commonly known as 1113 Eastern Avenue, Capitol Heights, Maryland 20743 (the "Property") at public auction to be held at the Circuit Court for Prince George's County, Maryland located at 14735 Main St., Upper Marlboro, Maryland 20772. The sale will be held at the Duval Wing Entrance of the Courthouse on Main Street, on:

JANUARY 9, 2024 AT 11:13 AM

The Property, which is described in the Deed of Trust as:

BEING KNOWN AND DESIGNATED as Lot numbered Fourteen (14), in Block lettered "B" in the subdivision known as "Deanwood Park" as per plat recorded among the Land Records of Prince George's County, Maryland in Plat Book SDH #3 at folio 37

The Property will be sold in "as is" condition, subject to any and all covenants, conditions, restrictions, existing leases, easements, rights of redemption and other encumbrances, whether or not of record, and with no warranties.

Terms of Sale: A deposit of Ten Thousand Dollars (\$10,000.00) will be required of the purchaser in the form of certified or cashier's check on the day of sale. If the Beneficiary or its affiliated holding company is the bidder, it shall not be required to make a deposit. Interest at the rate of 6.00% per annum shall be paid on the unpaid purchase price from the date of sale to the date of settlement if the Property is purchased by someone other than the Beneficiary or its affiliated holding company. The balance of the purchase price shall be paid in cash within fifteen (15) days of entry of an order ratifying the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence. If compliance with the terms of sale does not take place within fifteen (15) days after final ratification, the deposit shall be forfeited and the property resold at the risk and expense of the defaulting purchaser.

The Substitute Trustees reserve the right to reject any and all bids in their sole and absolute discretion and to extend the settlement date. Purchaser assumes the risk of loss to the property immediately after sale and shall be solely responsible for obtaining possession of the property.

Conveyance of the Property shall be by Substitute Trustee's deed, without covenant or warranty, express or implied, unless otherwise required by statute, court rule or the Deed of Trust. If for any reason the Substitute Trustees are unable to convey title, the purchaser's sole remedy at law and equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be null and void and have no further force and effect, and the purchaser shall have no claim against the Substitute Trustees, Beneficiary, or Auctioneers. The purchaser shall pay all costs relating to settlement of the sale, including but not limited to transfer tax, recordation tax, and recordation fees and additional fees and costs set forth in the Deed of Trust.

The information contained herein was obtained from sources deemed to be reliable, but is offered for information purposes only. The Substitute Trustees, Beneficiary, and Auctioneers make no representations or warranties with respect to the accuracy of this information, including but not limited to the current occupancy status of the Property, and the purchaser waives and releases the Substitute Trustees, Beneficiary, Auctioneers, and their agents from any and all claims the purchaser or purchaser's successors or assigns may now have or may have in the future relating to the condition of the Property, including, but not limited to, the environmental condition thereof. This advertisement, as amended or supplemented by any oral announcements during the conduct of the sale, constitutes the entire terms upon which the property shall be offered for sale.

KEVIN M. TRACY, Esq. *Substitute Trustee*
 GREGORY R. HISLOP, Esq. *Substitute Trustee*

ALEX COOPER
auctioneers

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

146120 (12-21,12-28,1-4)

LEGALS

Celco Partnership and its controlled affiliates doing business as Verizon Wireless (Verizon Wireless) proposes to replace an existing 19-foot public lighting structure with a new public lighting structure and associated wireless communications antennas with an overall height of 25 feet at the approx. vicinity of 151 American Way, Oxon Hill, Prince George's County, MD 20745 [38.78398, -77.01506]. Public comments regarding potential effects from this site on historic properties may be submitted within 30 days from the date of this publication to: *Trileaf Corp, McKayla Grasham, m.grasham@trileaf.com, 8600 LaSalle Road, Suite 301, Towson, MD 21286, 410-853-7128.*

146223 (1-4)

LEGALS

Celco Partnership and its controlled affiliates doing business as Verizon Wireless (Verizon Wireless) proposes to replace an existing public lighting structure with a 38-foot Public Lighting Communications Tower at the Right-of-Way Adjacent to 125 Riverhaven Drive, Oxon Hill, Prince George's County, MD 20745. Public comments regarding potential effects from this site on historic properties may be submitted within 30 days from the date of this publication to: *Trileaf Corp, Kayla Lauer, k.lauer@trileaf.com, 8600 LaSalle Road, Suite 301, Towson, MD 21286, 410-853-7128.*

146227 (1-4)

LEGALS

Celco Partnership and its controlled affiliates doing business as Verizon Wireless (Verizon Wireless) proposes to replace an existing public lighting structure with a 36-foot Public Lighting Communications Tower near 151 National Plaza, Oxon Hill, Prince George's County, MD 20745 (38.78501111111111, -77.01745). Public comments regarding potential effects from this site on historic properties may be submitted within 30 days from the date of this publication to: *Trileaf Corp, Kayla Lauer, k.lauer@trileaf.com, 8600 LaSalle Road, Suite 301, Towson, MD 21286, 410-853-7128.*

146228 (1-4)

LEGALS

Jose L. Espejo, Esq.
 McMillan Metro, P.C.
 7811 Montrose Road, Suite 400
 Potomac, Maryland 20854
 301-251-1180

Lorenzo Randle, Esquire
 6411 Ivy Lane, Suite 202
 Greenbelt, MD 20770
 301-446-2170

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF WILLIAM TAVEL

Notice is given that Jason William Tavel, whose address is 59 Trace Chain Road, Woodbine, GA 31569, was on November 28, 2023 appointed Personal Representative of the estate of William Tavel who died on September 20, 2023 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 May, 2024.

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.

JASON TAVEL
 Personal Representative

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

Estate No. 131452
 146112 (12-21,12-28,1-4)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF CHERYLE D. WRIGHT

Notice is given that William Manley, whose address is 7927 Mandan Road, #103, Greenbelt, Maryland 20770, was on October 30, 2023 appointed Personal Representative of the estate of Cheryl D. Wright, who died on August 3, 2023 without a will.

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

All 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 April, 2024.

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 MANLEY
 Personal Representative

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

Estate No. 131033
 146100 (12-21,12-28,1-4)

LEGALS

Bobby G. Henry, Jr
 9701 Apollo Drive, Suite 100
 Largo, Maryland 20774
 301-925-7900

Shai Fierst, Esq.
 200-A Monroe Street Suite 200
 Rockville, MD 20850
 301-762-8872

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JUDY TUTT

Notice is given that Maurice Odell Tutt, whose address is 1121 K Street SE, Apt. 24, Washington, DC 20003, was on November 7, 2023 appointed Personal Representative of the estate of Judy Tutt, who died on November 2, 2023 without a will.

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

All 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 May, 2024.

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.

MAURICE ODELL TUTT
 Personal Representative

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

Estate No. 131287
 146147 (12-28,1-4,1-11)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARION C BAUER

Notice is given that Sharon Bauer, whose address is 4850 Rugby Ave #1213, Bethesda, MD 20814, was on December 18, 2023 appointed Personal Representative of the estate of Marion C Bauer who died on September 14, 2023 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 18th day of June, 2024.

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 BAUER
 Personal Representative

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

Estate No. 131575
 146151 (12-28,1-4,1-11)

The Prince George's Post
 Serving
Prince George's County
 301.627.0900

LEGALS

ORDER OF PUBLICATION BY POSTING

ERIKA BENITEZ BENITEZ Plaintiff
vs.
JOSE ANGEL CORTEZ ZALDORIA Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. C-16-FM-23-004261

ORDERED, ON THIS 19th day of December, 2023, by the Circuit Court for Prince George's County MD:

That the Defendant, **JOSE ANGEL CORTEZ ZALDORIA**, is hereby notified that the Plaintiff, has filed a COMPLAINT FOR CUSTODY and stating that the Defendant's last known address is 8739 CARROLL AVENUE, SILVER SPRING, MD 20903, and therefore it is;

ORDERED, that the Plaintiff may serve process to the Defendant, **JOSE ANGEL CORTEZ ZALDORIA**, in accordance with Maryland Rule 2-121(a)(2) as follows:

By posting notice in a newspaper or publication of general circulation published in Prince George's County, Maryland for three consecutive weeks and provide proof of publication to the Court; and it is further

ORDERED, said posting to be completed by the 18th day of January, 2024, and it is further;

ORDERED that the DEFENDANT, **JOSE ANGEL CORTEZ ZALDORIA**, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 17th DAY OF FEBRUARY, 2024, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/ HER BY DEFAULT.

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

True Copy—Test:
Mahasin El Amin, Clerk
146094 (12-28,1-4,1-11)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **REGINALD EUGENE BROOKS**

Notice is given that Quintin Paschall, whose address is 1410 Morris Road SE, Washington, DC 20020, was on November 13, 2023 appointed Personal Representative of the estate of Reginald Eugene Brooks, who died on July 14, 2023 without a will.

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

All 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 May, 2024.

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.

QUINTIN PASCHALL
Personal Representative

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

146109 (12-21,12-28,1-4)

Call 301-627-0900 for a quote.

LEGALS

ORDER OF PUBLICATION MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC

Plaintiff
vs.

EDWARD W EDWARDS, SR; GLADYS MILDRED PEGUES-EDWARDS; PRINCE GEORGE'S COUNTY, MARYLAND

AND

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

9805 BRANDYWINE RD
CLINTON MD 20735

AND

Unknown Owner of the property 9805 BRANDYWINE RD described as follows: Property Tax ID 09-0981720 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.

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY
CASE NO.: C-16-CV-23-005842

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:

PT LOT 1 18,735 SQ. FT & IMPS BUCKLERS SUB- TOLS LOT I Assmt, \$292,300 Lib and FI 16944/632 and assessed to EDWARD W EDWARDS, SR and GLADYS MILDRED PEGUES-EDWARDS, also known as 9805 BRANDYWINE RD, CLINTON MD 20735, Tax Account No. 09-0981720.

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 26th day of December, 2023, by the Circuit Court for Prince George's County;

ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a newspaper having circulation in Prince George's County once a week for three (3) successive weeks on or before the 19th day of January, 2024, warning all persons interested in the said properties to be and appear in this Court by the 27th day of February, 2024, 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
146176 (1-4,1-11,1-18)

ORDER OF PUBLICATION

Sentel Construction & Remodeling LLC

vs.

Karen Y. Steele; Prince Georges County, MD any and all unknown owners of the property and premises situate in Prince Georges County, Maryland described as Outlet A 4,800,000 Sq. Ft Dupont Heights-Ka Assmt \$567 Lib 10992 F1 331

In the Circuit Court for Prince George's County, Maryland
Case No. C-16-CV-23-005703 (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 Prince George's County, Maryland, and the State of Maryland:

described as Outlet A 4,800,000 Sq. Ft Dupont Heights-Ka Assmt \$567 Lib 10992 F1 331

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

It is thereupon this 18th day of December, 2023, 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, the last insertion on or before the 12th day of January, 2024, warning all persons interested in the property to appear in this Court by the 20th day of February, 2024, and redeem the 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

146137 (12-28,1-4,1-11)

LEGALS

ORDER OF PUBLICATION

BRUISER HOLDINGS LLC

Plaintiff,
vs.

ANTHONY T REDDEN
Prince George's County, Maryland Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 10210 PRINCE PL UNIT 6-T3, UPPER MARLBORO, MD 20774, Parcel No. 13-1410141,

And

ANY UNKNOWN OWNER OF THE PROPERTY 10210 PRINCE PL UNIT 6-T3, UPPER MARLBORO, MD 20774, Parcel No. 13-1410141, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.

In the Circuit Court for Prince George's County, Maryland
Case No. C-16-CV-23-005745

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 13-1410141 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

UNIT 6-T-3 BLDG 6 2,653.0000 Sq. Ft. & Imps. Pines Condominium

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

It is thereupon this 19th day of December, 2023, by the Circuit Court for Prince George's County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of February, 2024, and redeem the property with Parcel Identification Number 13-1410141 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
146141 (12-28,1-4,1-11)

Serving
Prince George's
County
Since 1932

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **CARL EDWARD ROSS SR**

Notice is given that Angela Ross, whose address is 6512 Lake Park Drive, Greenbelt, MD 20770, was on December 26, 2023 appointed personal representative of the small estate of Carl Edward Ross Sr, who died on November 7, 2023 without a will.

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

All 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.

ANGELA ROSS
Personal Representative

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

146212 (1-4) Estate No. 131658

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **ROCHELLE YVETTE SMITH**

Notice is given that Shenola Smith, whose address is 22108 Pegg Road, Lexington Park, MD 20653, was on November 13, 2023 appointed personal representative of the small estate of Rochelle Yvette Smith, who died on October 6, 2023 without a will.

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

All 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.

SHENOLA SMITH
Personal Representative

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

146213 (1-4) Estate No. 131362

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **DONZELL ALEXANDER**

Notice is given that Larry Alexander, whose address is 120 45th Street NE, Washington, DC 20019, was on December 22, 2023 appointed personal representative of the small estate of Donzell Alexander, who died on July 13, 2023 without a will.

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

All 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.

LARRY ALEXANDER
Personal Representative

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

146214 (1-4) Estate No. 131770

LEGALS

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

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

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

You must reclaim these vehicles by: 1/16/2024.

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

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

2009 HONDA CIVIC MD 5EM1247 2HGFA16839H540835

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

2000 CHEVROLET TAHOE 1GNEC13R7YR136122
2006 ACURA MDX 2HNYD18806H542477

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

2002 GMC ENVOY TN T7181R 1GKDS13S322353326
1999 CHEVROLET S-10 VA TZT2203 1GCCS1940XK155889
2008 CADILLAC CTS VA TLL8095 1G6DM57780116638
2003 HYUNDAI SANTA FE DC NAT2458 KM8SC13DX3U480240

146225 (1-4)

LEGALS

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

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

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

You must reclaim these vehicles by: 1/19/2024.

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

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

1999 HONDA ACCORD MD 76347CF 1HGCG1645XA017858
1999 HONDA CIVIC MD 3Z7723 2HGJE6671XH524324
2004 VOLVO CX70 YV1S259H641150094

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

2005 GMC YUKON VA VZS7825 1GKEK63U05J240351
2008 NISSAN ARMADA VA VVD4095 5N1AA08C68N612407
2011 TOYOTA PRIUS MD 2EL9351 JTDKN3DU8B1477927

146226 (1-4)

LEGALS

NOTICE OF SALE

6321 Foster Street, District Heights, MARYLAND 20747

SYDNEY E. ROBERSON
Substitute Trustee
Plaintiff
vs.

ESTATE OF EDNA SAXON AKA EDNA CARALYN SAXON
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. C-16-CV-23-001788

Notice is hereby issued by the Circuit Court of Prince George's County this 22nd day of December, 2023 that the sale of the property mentioned in these proceedings, made and reported by NICOLE LIP-INSKI, Substitute Trustee, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 22nd day of January, 2024, provided, a copy of this notice be inserted in the Prince George's Post newspaper published in Prince George's County, once in each of three successive weeks, before the 22nd day of January, 2024.

The Report of Sale states the amount of sale to be \$275,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
146171 (1-4,1-11,1-18)

LEGALS

NOTICE OF SALE

Adam Friedman, Ralph Vartolo, Catherine Aponte, and Rachel Kiefer
Substitute Trustees

vs.
Estate of Sharon Dade; Everard Hewitt as Personal Representative,

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

CASE NO. C-16-CV-22-000240

ORDERED, this 12th day of December, 2023 by the Circuit Court of Prince George's, Maryland, that the sale of the property at 613 Brookedge Court, Bowie, MD 20721, the subject property of these proceedings, made and reported by Adam Friedman, Ralph Vartolo, Catherine Aponte, and Rachel Kiefer, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 12th day of January, 2024, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 12th day of January, 2024.

The report states the amount of sale to be \$292,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
146075 (12-21,12-28,1-4)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**2705 PORTER AVENUE
SUITLAND, MD 20746**

By authority contained in a Deed of Trust dated December 24, 2016 and recorded in Liber 39243, Folio 367, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$188,746.00, and an interest rate of 3.500%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JANUARY 9, 2024 AT 11:30AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$17,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

146093 (12-21,12-28,1-4)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**3104 GLISSADE COURT
CLINTON, MD 20735**

By authority contained in a Deed of Trust dated February 9, 2006 and recorded in Liber 25374, Folio 500, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$300,000.00, and an interest rate of 2.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JANUARY 9, 2024 AT 11:30AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$31,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

146088 (12-21,12-28,1-4)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**2505 NAVAHOE STREET
HYATTSVILLE, MD 20783**

By authority contained in a Deed of Trust dated November 19, 2007 and recorded in Liber 33320, Folio 186, modified by Loan Modification Agreement recorded on July 21, 2014, at Liber No. 36175, Folio 433, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$412,500.00, and an interest rate of 4.500%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JANUARY 9, 2024 AT 11:30AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$26,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

146089 (12-21,12-28,1-4)

LEGALS

ORDER OF PUBLICATION

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

vs. Plaintiff

ROBERT THOMAS DULANEY, JR
PRINCE GEORGE'S COUNTY,
MARYLAND
AND

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

14306 DUCKETT RD
BRANDYWINE MD 20613

AND

Unknown Owner of the property 14306 DUCKETT RD described as follows: Property Tax ID 11-1147651 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-005532

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:

38,768 SQ FT & IMPS PLEASANT SPRINGS LOT 30 BLK A Assmt \$229,800 Lib and FI 42852/359 and assessed to ROBERT THOMAS DULANEY, JR, also known as 14306 DUCKETT RD, BRANDYWINE MD 20613 Tax Account No. 11-1147651.

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 11th day of December, 2023, 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 5th day of January, 2024, warning all persons interested in the property to appear in this Court by the 13th day of February, 2024 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
146080 (12-21,12-28,1-4)

ORDER OF PUBLICATION

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

vs. Plaintiff

HUSAM A ROUM;
LENA A. ROUM;
PRINCE GEORGE'S COUNTY,
MARYLAND
AND

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

15108 NASHUA LN
BOWIE MD 20716

AND

Unknown Owner of the property 15108 NASHUA LN described as follows: Property Tax ID 07-0744789 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-005535

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:

LAKE VILLAGE SECTION 19A, 11,685 SQ FT & IMPS. NORTHVIEW AT LAKE LOT 2 BLK 6 Assmt \$347,700 Lib and FI 0/0 and assessed to HUSAM A ROUM and LENA A. ROUM, also known as 15108 NASHUA LN, BOWIE MD 20716 Tax Account No. 07-0744789.

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 11th day of December, 2023, 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 5th day of January, 2024, warning all persons interested in the property to appear in this Court by the 13th day of February, 2024 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
146083 (12-21,12-28,1-4)

ORDER OF PUBLICATION

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

vs. Plaintiff

ANTHONY BUTLER SPECIAL NEEDS TRUST 2009
AND
PRINCE GEORGE'S COUNTY,
MARYLAND
AND

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

12800 LIBERTYS DELIGHT DR
#208
BOWIE MD 20720

AND

Unknown Owner of the property 12800 LIBERTYS DELIGHT DR #208 described as follows: Property Tax ID 07-3795879 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-005530

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:

UNIT 208 PARKING GARAGE #7, 670 SQ FT & IMPS THE DELIGHT 1 A CO Assmt \$310,000 Lib and FI 31344/163 UNIT 208 BLDG 12 and assessed to ANTHONY BUTLER SPECIAL NEEDS TRUST 2009, also known as 12800 LIBERTYS DELIGHT DR #208, BOWIE MD 20720 Tax Account No. 07-3795879.

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 11th day of December, 2023, 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 5th day of January, 2024, warning all persons interested in the property to appear in this Court by the 13th day of February, 2024 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
146078 (12-21,12-28,1-4)

LEGALS

ORDER OF PUBLICATION

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

vs. Plaintiff

THE ESTATE OF CAREAN ALSTON
AND
PRINCE GEORGE'S COUNTY,
MARYLAND
AND

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

1009 GONDAR AVE
HYATTSVILLE MD 20785

AND

Unknown Owner of the property 1009 GONDAR AVE described as follows: Property Tax ID 18-2068377 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-005534

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:

7497 SQ FT & IMPS. HIGHLAND PARK LOT 11 BLK 18 Assmt \$235,400 Lib and FI 4885/770 and assessed to Carean Alston, also known as 1009 GONDAR AVE, HYATTSVILLE MD 20785 Tax Account No. 18-2068377.

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 11th day of December, 2023, 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 5th day of January, 2024, warning all persons interested in the property to appear in this Court by the 13th day of February, 2024 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
146082 (12-21,12-28,1-4)

LEGALS

ORDER OF PUBLICATION

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

vs. Plaintiff

GARRY LENG;
PRINCE GEORGE'S COUNTY,
MARYLAND
AND

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

13033 MARQUETTE LN
BOWIE MD 20715

AND

Unknown Owner of the property 13033 MARQUETTE LN described as follows: Property Tax ID 14-1659531 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-005531

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:

2,024 SQ FT & IMPS. BELAIR TOWN LOT 19 BLK 283 Assmt \$216,200 Lib and FI 7616/826 and assessed to GARRY L ENG, also known as 13033 MARQUETTE LN, BOWIE MD 20715 Tax Account No. 14-1659531.

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 11th day of December, 2023, 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 5th day of January, 2024, warning all persons interested in the property to appear in this Court by the 13th day of February, 2024 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
146079 (12-21,12-28,1-4)

ORDER OF PUBLICATION

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

vs. Plaintiff

NGOZI EMELIKE;
PRINCE GEORGE'S COUNTY,
MARYLAND
AND

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

14705 LONDON LN
BOWIE MD 20715

AND

Unknown Owner of the property 14705 LONDON LN described as follows: Property Tax ID 07-0708990 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-005533

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:

1,240 SQ FT & IMPS PRINCETON SQUARE P LOT 3 BLK 35 Assmt \$256,400 Lib and FI 48094/352 and assessed to NGOZI EMELIKE, also known as 14705 LONDON LN, BOWIE MD 20715 Tax Account No. 07-0708990.

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 11th day of December, 2023, 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 5th day of January, 2024, warning all persons interested in the property to appear in this Court by the 13th day of February, 2024 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
146081 (12-21,12-28,1-4)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**12235 FLETCHERTOWN ROAD
BOWIE, MD 20720**

By authority contained in a Deed of Trust dated October 21, 2016 and recorded in Liber 38964, Folio 72, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$253,357.00, and an interest rate of 3.750%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JANUARY 16, 2024 AT 11:30AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$22,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

146131 (12-28,1-4,1-11)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**9529 WESHURST LANE
UPPER MARLBORO, MD 20774**

By authority contained in a Deed of Trust dated January 5, 2016 and recorded in Liber 37936, Folio 318, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$351,129.00, and an interest rate of 4.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JANUARY 16, 2024 AT 11:30AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$38,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

146132 (12-28,1-4,1-11)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**4718 ENGLISH COURT
SUITLAND, MD 20746**

By authority contained in a Deed of Trust dated April 30, 2015 and recorded in Liber 37029, Folio 581, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$224,119.00, and an interest rate of 2.938%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JANUARY 23, 2024 AT 11:30AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$20,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

146174 (1-4,1-11,1-18)

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LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**6912 40TH AVENUE
UNIVERSITY PARK, MD 20782**

By authority contained in a Deed of Trust dated March 9, 2005 and recorded in Liber 22122, Folio 445, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$358,400.00, and an interest rate of 4.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JANUARY 23, 2024 AT 11:30AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$35,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

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

146175 (1-4,1-11,1-18)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**12512 KINGSVIEW STREET
BOWIE, MARYLAND 20721**

By virtue of the power and authority contained in a Deed of Trust from Prince A. Surry and Dmarko M. Brown, dated March 4, 2015, and recorded in Liber 36809 at folio 367 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 23, 2024
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 \$38,000.00 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 ten (10) 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 5.875% 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 ten (10) days of ratification, the deposit will be forfeited as liquidated damages. The purchaser agrees that the property may be resold pursuant to an order of court, waives personal service upon themselves and/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the 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. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. 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 # 23-600795)

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

146168 (1-4,1-11,1-18)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**805 GLACIER AVENUE
CAPITOL HEIGHTS, MARYLAND 20743**

By virtue of the power and authority contained in a Deed of Trust from Christine E Mcgilvery and Shelia L Mcgilvery, dated September 7, 2005, and recorded in Liber 22960 at folio 342 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 16, 2024
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 \$33,000.00 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 ten (10) 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 ten (10) days of ratification, the deposit will be forfeited as liquidated damages. The purchaser agrees that the property may be resold pursuant to an order of court, waives personal service upon themselves and/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the 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. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. 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 # 2013-35670)

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

146167 (12-28,1-4,1-11)

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Since 1932*

LEGALS

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

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE**

9908 JACQUELINE DRIVE
FORT WASHINGTON, MARYLAND 20744

By virtue of the power and authority contained in a Deed of Trust from Gwendolyn Howard aka Gwendolyn S Howard, dated November 2, 2005, and recorded in Liber 23909 at folio 054 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 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 9, 2024
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 \$19,000.00 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 ten (10) 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 5.000% 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 ten (10) days of ratification, the deposit will be forfeited as liquidated damages. The purchaser agrees that the property may be resold pursuant to an order of court, waives personal service upon themselves and/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the 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. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. 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 # 22-601303)

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

146124 (12-21,12-28,1-4)

LEGALS

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

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE**

7302 BARLOWE ROAD
HYATTSVILLE, MARYLAND 20785

By virtue of the power and authority contained in a Deed of Trust from Estate of Marjorie A. Breedlove, dated January 18, 2006, and recorded in Liber 24276 at folio 348 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 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 9, 2024
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 \$12,000.00 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 ten (10) 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 5.875% 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 ten (10) days of ratification, the deposit will be forfeited as liquidated damages. The purchaser agrees that the property may be resold pursuant to an order of court, waives personal service upon themselves and/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the 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. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. 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 # 22-600949)

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

146125 (12-21,12-28,1-4)

LEGALS

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

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE**

2705 FALLING BROOK TERRACE
HYATTSVILLE, MARYLAND 20783

By virtue of the power and authority contained in a Deed of Trust from John J Njinjoh and Odilia Njinjoh, dated December 22, 2006, and recorded in Liber 28576 at folio 243 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 9, 2024
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 \$44,000.00 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 ten (10) 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 ten (10) days of ratification, the deposit will be forfeited as liquidated damages. The purchaser agrees that the property may be resold pursuant to an order of court, waives personal service upon themselves and/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the 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. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. 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 # 19-602973)

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

146126 (12-21,12-28,1-4)

LEGALS

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

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

4301 19TH AVENUE
TEMPLE HILLS, MD 20748

By authority contained in a Deed of Trust dated March 17, 2009 and recorded in Liber 30502, Folio 2, modified by Loan Modification Agreement recorded on September 4, 2020, at Liber No. 44062, Folio 92, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$176,250.00, and an interest rate of 5.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JANUARY 9, 2024 AT 11:30AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$16,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

146090 (12-21,12-28,1-4)

LEGALS

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

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

15904 LITTON LANE
ACCOKEEK, MD 20607

By authority contained in a Deed of Trust dated November 5, 2018 and recorded in Liber 41550, Folio 463, modified by Loan Modification Agreement recorded on September 10, 2021, at Liber No. 46124, Folio 274, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$247,350.00, and an interest rate of 3.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JANUARY 9, 2024 AT 11:30AM

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

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

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

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

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

146091 (12-21,12-28,1-4)

LEGALS

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

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

5104 WHITTINGTON LANE
UPPER MARLBORO, MD 20772

By authority contained in a Deed of Trust dated November 17, 2017 and recorded in Liber 40326, Folio 416, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$448,000.00, and an interest rate of 3.625%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JANUARY 9, 2024 AT 11:30AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$47,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

146092 (12-21,12-28,1-4)

The Prince George's Post

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LEGALS

NOTICE

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

Gwendolyn Neal, Personal Representative for the Estate of Gloran Paultette Neal
6422 Country Club Court
Landover, MD 20785
Defendant

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-004461

Notice is hereby given this 15th day of December, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 15th day of January, 2024, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 15th day of January, 2024.

The Report of Sale states the amount of the foreclosure sale price to be \$276,000.00. The property sold herein is known as 6422 Country Club Court, Landover, MD 20785.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
146134 (12-28,1-4,1-11)

Steven J. Bienstock
401 E. Jefferson St., #208
Rockville, MD 20850
301-251-1600

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
**ELEANOR ANDERSON
AKA ELEANOR M. ANDERSON
AKA ELEANOR MARY ANDERSON**

Notice is given that Diane Alice Buell, whose address is 16002 Kenny Road, Laurel, MD 20707, was on December 8, 2023 appointed Personal Representative of the estate of Eleanor Anderson AKA Eleanor M. Anderson AKA Eleanor Mary Anderson who died on April 4, 2023 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 8th day of June, 2024.

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.

DIANE ALICE BUELL
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 130634
146154 (12-28,1-4,1-11)

NOTICE

Laura H.G. O'Sullivan, et al.,
Substitute Trustees
Plaintiffs
vs.

Beldina Auma
Defendant

**IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
CIVIL NO. CAEF 20-03151**

ORDERED, this 20th day of December, 2023 by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 13922 Westview Forest Drive, Bowie, Maryland 20720 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 22nd day of January, 2024 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 22nd day of January, 2024, next.

The report states the amount of sale to be \$481,000.00.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
146162 (12-28,1-4,1-11)

NOTICE

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

Laverne Gales Evans, Personal Representative for the Estate of Lorene Peterson
5434 Macbeth Street
Hyattsville a/k/a Landover, MD 20785
Defendant

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-003291

Notice is hereby given this 15th day of December, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 15th day of January, 2024, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 15th day of January, 2024.

The Report of Sale states the amount of the foreclosure sale price to be \$239,000.00. The property sold herein is known as 5434 Macbeth Street, Hyattsville a/k/a Landover, MD 20785.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
146135 (12-28,1-4,1-11)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
FRANCES M MONTGOMERY

Notice is given that Betty A Emelio, whose address is 3732 Patuxent Manor Road, Davidsonville, MD 21035, was on December 8, 2023 appointed Personal Representative of the estate of Frances M Montgomery who died on November 25, 2023 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 8th day of June, 2024.

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.

BETTY A EMELIO
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 131641
146116 (12-21,12-28,1-4)

LEGALS

PRINCE GEORGE'S COUNTY GOVERNMENT

Board of License Commissioners (Liquor Control Board)

REGULAR SESSION

JANUARY 10, 2024

- t/a Mi Patria Restaurant**, Selvin Adanil Gutierrez, Member-Manager/Authorized Person, Class B, Beer, Wine and Liquor, Mi Patria Restaurant, LLC, 5906 Riggs Road, Hyattsville, Maryland 20783. – Request for a Special Entertainment Permit.
- t/a Azteca Bar & Grill**, James J. Burick, Authorized Person, Mario E. Orellana, Authorized Person, Class B(BLX), Beer, Wine and Liquor, Azteca Enterprises, LLC, 9505 Baltimore Avenue, College Park, Maryland 20740. – Request for a Special Entertainment Permit.
- t/a Party HQ**, Rodney Chambers, Managing Member, Ronald Covington, Managing Member, Class B(BLX), Beer, Wine and Liquor, Sky High Sports & Entertainment LLC, 15606 Emerald Way, Bowie, Maryland 20716. – Request for a Special Entertainment Permit.

LEGALS

4. **t/a Bell's Drive In Liquors**, Milap N. Patel, President/Secretary/Treasurer, Class A, Beer, Wine and Liquor, Ambe Laxmi, Inc., 5901 Central Avenue, Capitol Heights, MD 20743. – Request for a Special Sunday Sales Permit. Represented by Robert Kim, Esquire.

5. **t/a Esquire Liquors**, Viraj J. Patel, Authorized Person, Class A, Beer, Wine and Liquor, YuVi, LLC., 6108 Oxon Hill Road, Oxon Hill, Maryland 20745 – Request for a Delivery Permit. Represented by Robert Kim, Esquire.

6. **Tao Li**, President, **t/a Latao-Sushi Cuisine**, 8700 Baltimore Avenue, Suite A & B College Park, Maryland 20740, Class B(BLX), Beer, Wine and Liquor, is summonsed to show cause for an alleged violation R.R. No. 11 Purchases by authorized retailer: No license holder shall purchase any alcoholic beverages except from a duly licensed manufacturer or wholesaler and RR#35 Trade Name: The Board of License Commissioners shall approve the trade name of the licensed premises. To wit; on or about Sunday, September 21, 2023, at approximately 1:30 p.m., Inspector Golato of the Prince George's County Board of License Commissioners conducted a Routine Inspection at the licensed premises, located at 8700 Baltimore Avenue, Suite A & B, College Park, MD 20740. Inspector Golato noticed the sign located on the outside of the establishment was different from the name on the license. Additionally, while inside the establishment Inspector Golato noticed 10 open alcohol bottles sitting on a countertop. The manager Mr. Zheng, admitted he purchased them from LAX Wine, Spirits and Bistro. 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. Continued from November 1, 2023, hearing and December 6, 2023, hearing.

7. **Jeffrey Sze**, Member, **t/a The Spot**, 4531 Telfair Blvd, Suite 101 Camp Springs, Maryland 20746, Class B(BLX), Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of Section 6-311, Purchase Alcoholic Beverages from other than a Wholesaler, of the Annotated Code of Maryland, and R.R. No. 11 of the Rules and Regulations for Prince George's County and RR#26 A(7) "The failure of any licensee to keep records required by the Maryland Code or by the Rules and/or Regulations to allow inspection of such records by duly authorized persons". To wit; On or about Tuesday, November 7, 2023, at approximately 7:40 p.m., Inspectors Farmer-Johnson and Pascual of the Prince George's County Board of License Commissioners conducted an inspection at the licensed premises, located at 4531 Telfair Blvd, Suite 101, Camp Springs, MD. Inspector Farmer-Johnson and Pascual observed boxes and bottles with stickers from other establishments. When inquired about the invoices/records to identify which Authorized Retailer the alcoholic beverages were purchased from, the manager advised them that they didn't have any invoices. 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. **Dionicio Montero Castaneda**, Co-Managing Member, William Martinez, Co-Managing Member, **t/a Taqueria Habanero**, 8145 Baltimore Avenue College Park, Maryland 20740, Class B, Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of 26-1903 A licensed holder may not provide entertainment unless authorized to do so, of the Alcoholic Beverage Article of the Annotated Code of Maryland and R.R. No 37 (E) Change in mode of operation, of the Rules and Regulations for Prince George's County. To wit; That on Monday, November 6, 2023, at approximately 6:14 p.m., Inspector Price arrived at Taqueria Habanero at 8145 Baltimore Avenue, College Park, MD 20740, and noticed a food truck parked outside selling food. Also, there were four tables and chairs with patrons eating and drinking. 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.

9. **Patrick Nwaokwu**, Managing Member, **t/a GQ Palace**, 8833 Greenbelt Road Greenbelt, Maryland 20770, Class B, Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of RR #9, No licensee, his/her agent, or employee shall allow consumption or possession of alcoholic beverages by patrons on the licensed premises during the hours when such sales or consumption is not allowed by the Rules and Regulations for Prince George's County. To wit; That on December 3, 2023, at approximately 1:30am, Inspector North, entered GQ Palace (undercover) located at 8833 Greenbelt Road, Greenbelt, MD 20770. Inspector North purchased a drink at 2:58am and stayed at the establishment until approximately

3:20am, and he noticed patrons were still being served alcohol at the time. This is a violation of RR #9 selling, furnishing, dispensing alcoholic beverages after 3:00am. There is a prior violation for RR7, Consumption of Bottled Goods on Licensed Premises on 7/31/2022 an a fine of 7,500.00 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.

10. **Rhonda Hall**, Managing Member, **Ladies 1st Cigars**, 402 Coventry Way, Clinton, Maryland 20735, Class B, Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of an alleged violation of RR #58 A(2) and A(5) There shall be employed a sufficient number of chefs and /or cooks to prepare food at all hours that the establishment is open. The licensee shall not deviate from the operating conditions allowed and defined by the Board concerning the operation of the restaurant. The operating conditions of the establishment include but are not limited to the hours of operation, type of menu, availability of food, and the number of tables and chairs provided for patrons. & RR #37 (E) Change in Mode of Operation (Permitting smoking in the establishment) To wit: On Thursday, November 30, 2023, at approximately 10:00pm, Inspector Farmer-Johnson of the Board of License Commissioners entered the Ladies First Cigars, located 6402 Coventry Way, Clinton, MD. While inside she ordered food but was advised the chef left and that they had no food to offer. Also, Inspector Farmer-Johnson noticed patrons smoking cigars inside the establishment. This is a direct violation of RR# 58 A(2) and A(5). Also, a violation of RR #37 (E) Changing mode of Operation. 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.

11. **Otis L. Lonon**, Resident, **The Carolina Kitchen (Brandywine)**, 15812 Crain Highway Brandywine, Maryland 20613, Class B(BLX), Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of Section 6-311, Purchase Alcoholic Beverages from other than a Wholesaler, of the Annotated Code of Maryland, and R.R. No. 11 of the Rules and Regulations for Prince George's County and RR#26 A (7) "The failure of any licensee to keep records required by the Maryland Code or by the Rules and/or Regulations of this Board or the refusal to allow inspection of such records by duly authorized persons". To wit; On Wednesday, November 29, 2023, at approximately 8:00p.m., Inspector Farmer-Johnson of the Prince George's County Board of License Commissioners conducted a Routine Inspection at 15812 Crain Highway, Brandywine Maryland (Carolina Kitchen). Inspector Farmer-Johnson observed two wine bottles with price stickers, which indicated the bottles were not purchased from a wholesaler. Also, Inspector Farmer-Johnson asked the manager for invoices and no invoices can be provided. This is a violation of RR # 11 purchasing alcoholic beverages form other than a wholesaler and RR #26 A(7) failure to keep records. 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.

12. **Aster Haalesslassie**, Member, Authorized Person, **National Golf Club at Tantallon**, 300 St. Andrews Drive Fort Washington, Maryland 20744, Class C,GCC, Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of Section 26-2102 of the Alcoholic Beverage Article of the Annotated Code of Maryland and Rule 26 of the Rules and Regulations for Prince George's County. To wit; That on or about December 17, 2019, transfer application for a Class C,GCC, Beer, Wine and Liquor was filed, that on or about February 25, 2020, approval by the Board was granted to the issuance of the license; the license has not been placed in operation after 6 months following being granted approval. 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. Represented by Gregory Lee, Esquire.

A virtual hearing will be held via Zoom at 7:00 p.m. on Wednesday, January 10, 2024. 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 BLCC@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, 2023
146160 (12-28,1-4)

LEGALS

THE PRINCE GEORGE'S POST
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LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
LUCY BOAMAH

Notice is given that Lawrence Osei-Tutu, whose address is 12841 Williams Meadow Court, Herndon, Virginia 20171, and James Akueiteh, whose address is 5947 Raina Drive, Centreville, Virginia 20120 were on November 17, 2023 appointed Co-Personal Representatives of the estate of Lucy Boamah, who died on October 9, 2023 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the 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 17th day of May, 2024.

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.

LAWRENCE OSEI-TUTU
JAMES AKUEITEH
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. 131299
146110 (12-21,12-28,1-4)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
EMANUEL D COWAN

Notice is given that Jade Cowan, whose address is 9409 Chesnut Park St, Capitol Heights, MD 20743, was on December 4, 2023 appointed Personal Representative of the estate of Emanuel D Cowan, who died on November 2, 2023 without a will.

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

All 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 4th day of June, 2024.

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.

JADE COWAN
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 131568
146105 (12-21,12-28,1-4)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
CAPRI ANN CHAVIS

Notice is given that Jamie Cousins, whose address is 17307 Million Lakes Ct., Clermont, FL 34714, was on November 17, 2023 appointed Personal Representative of the estate of Capri Ann Chavis who died on July 2, 2023 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 May, 2024.

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.

JAMIE COUSINS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 131411
146119 (12-21,12-28,1-4)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
RENEE BARLEY

Notice is given that Tapricee N Patterson, whose address is 6962 Sparks Court, Bryans Road, MD 20616, was on November 20, 2023 appointed Personal Representative of the estate of Renee Barley, who died on August 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 20th day of May, 2024.

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.

TAPRICEE N PATTERSON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 126377
146106 (12-21,12-28,1-4)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DANIEL JEFFREY HICKS SR
AKA: DANIEL J HICKS SR

Notice is given that Mary E Mazetis, whose address is 7728 Moonfall Court, Pasadena, MD 21122, was on December 6, 2023 appointed Personal Representative of the estate of Daniel Jeffrey Hicks Sr AKA: Daniel J Hicks Sr, who died on July 16, 2023 without a will.

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

All 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 6th day of June, 2024.

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.

MARY E MAZETIS
Personal Representative

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

Estate No. 130257
146107 (12-21,12-28,1-4)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CRAIG LAWRENCE FOURNIER

Notice is given that Karen S Fournier, whose address is 203 Yardley Square, Staunton, VA 24401, was on November 17, 2023 appointed Personal Representative of the estate of Craig Lawrence Fournier, who died on October 27, 2023 without a will.

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

All 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, 2024.

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.

KAREN S FOURNIER
Personal Representative

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

Estate No. 131416
146108 (12-21,12-28,1-4)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BARBARA BOONE

Notice is given that Angelique Hooker, whose address is 3535 S. Ball Street, #118, Arlington, VA 22202, was on December 15, 2023 appointed Personal Representative of the estate of Barbara Boone, who died on November 4, 2023 without a will.

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

All 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 June, 2024.

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.

ANGELIQUE HOOKER
Personal Representative

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

Estate No. 131534
146218 (1-4,1-11,1-18)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MAURICE THOMPSON

Notice is given that Nicole Thompson, whose address is 3007 Oxon Run Court, Temple Hills, Maryland 20748, was on December 7, 2023 appointed Personal Representative of the estate of Maurice Thompson, who died on June 30, 2023 without a will.

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

All 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, 2024.

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.

NICOLE THOMPSON
Personal Representative

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

Estate No. 129911
146104 (12-21,12-28,1-4)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ALDA RICHARDS BRATCHER

Notice is given that BEWANDA B. ALEXANDER, whose address is 1907 Arbor Hill Lane, Bowie, MD 20716, was on December 5, 2023 appointed Personal Representative of the estate of Alda Richards Bratcher, who died on October 10, 2023 without a will.

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

All 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, 2024.

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.

BEWANDA B ALEXANDER
Personal Representative

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

Estate No. 131591
146103 (12-21,12-28,1-4)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JACQUELINE DENT

Notice is given that William McNeil, whose address is 10615 Foxlake Drive, Bowie, MD 20721, was on November 21, 2023 appointed personal representative of the small estate of Jacqueline Dent, who died on August 13, 2023 without a will.

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

All 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.

WILLIAM MCNEIL
Personal Representative

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

Estate No. 126778
146215 (1-4)

LEGALS

NOTICE

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

Charles K Egunjobi
1752 Village Green Drive, B-54
Hyattsville, MD 20785
Defendant

**In the Circuit Court for Prince
George's County, Maryland
Case No. C-16-CV-23-002809**

Notice is hereby given this 22nd day of December, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 22nd day of January, 2024, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 22nd day of January, 2024.

The Report of Sale states the amount of the foreclosure sale price to be \$165,537.05. The property sold herein is known as 1752 Village Green Drive, B-54, Hyattsville, MD 20785.

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

146172 (1-4,1-11,1-18)

NOTICE

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

Frederick Mbayu, Personal Representative for the Estate of Emily Happi
1836 Metzertott Road Apt 1424
Adelphi, MD 20783
Defendant

**In the Circuit Court for Prince
George's County, Maryland
Case No. C-16-CV-23-003601**

Notice is hereby given this 22nd day of December, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 22nd day of January, 2024, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 22nd day of January, 2024.

The Report of Sale states the amount of the foreclosure sale price to be \$143,583.44. The property sold herein is known as 1836 Metzertott Road Apt 1424, Adelphi, MD 20783.

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

146173 (1-4,1-11,1-18)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOSEPH W MILLER

Notice is given that Diane Elliott, whose address is 6117 43rd Street, Riverdale Park, MD 20737, was on December 21, 2023 appointed personal representative of the small estate of Joseph W Miller who died on August 6, 2023 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.

Any person 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.

DIANE ELLIOTT
Personal Representative

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

Estate No. 131756
146208 (1-4)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GEORGE PETER NEWMAN

Notice is given that Jonathan D. Newman, whose address is 3418 N. Edison St., Arlington, VA 22207, was on November 9, 2023 appointed personal representative of the small estate of George Peter Newman who died on July 20, 2023 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.

Any person 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.

JONATHAN D. NEWMAN
Personal Representative

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

Estate No. 131309
146209 (1-4)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ERIC LOGAN SIMMS

Notice is given that Breanna Simms, whose address is 7808 Beddington Court, Clinton, MD 20735, was on December 19, 2023 appointed personal representative of the small estate of Eric Logan Simms, who died on November 28, 2023 without a will.

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

All 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.

Any person 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.

BREAUNNA SIMMS
Personal Representative

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

Estate No. 131590
146210 (1-4)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**LEROY STEWART
AKA: LEROY CYRIL STEWART**

Notice is given that Nigel A Stewart, whose address is 6106 Montrose Road, Cheverly, MD 20785, was on December 21, 2023 appointed personal representative of the small estate of Leroy Stewart AKA: Leroy Cyril Stewart, who died on September 29, 2023 without a will.

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

All 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.

Any person 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.

NIGEL A STEWART
Personal Representative

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

Estate No. 131751
146211 (1-4)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EDNA PITTMON BECTON

Notice is given that Stanwyn Becton, whose address is 1668 Grand Meadow Drive, Gambrills, MD 21054, was on December 19, 2023 appointed Personal Representative of the estate of Edna Pittmon Becton, who died on December 28, 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.

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.

STANWYN BECTON
Personal Representative

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

Estate No. 126197
146219 (1-4,1-11,1-18)

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LEGALS

ORDER OF PUBLICATION

BRUISER HOLDINGS LLC Plaintiff,
vs.
MARIA G OLSZAR
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7984 LAKECREST DR UNIT: 7984, GREENBELT, MD 20770, Parcel No. 21-2372720,

And

ANY UNKNOWN OWNER OF THE PROPERTY 7984 LAKECREST DR UNIT: 7984, GREENBELT, MD 20770, Parcel No. 21-2372720, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.

Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-005856

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 21-2372720 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

VILLAGE CONDO UNIT 7984 2,517.0000 Sq. Ft. & Imps. Charlestowne

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

It is thereupon this 26th day of December, 2023, by the Circuit Court for Prince George's County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 27th day of February, 2024, and redeem the property with Parcel Identification Number 21-2372720 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
146203 (1-4,1-11,1-18)

ORDER OF PUBLICATION

BRUISER HOLDINGS LLC Plaintiff,
vs.
SHERRON STODDARD
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 3103 SOUTHERN AVE UNIT 11, TEMPLE HILLS, MD 20748, Parcel No. 06-3287174,

And

ANY UNKNOWN OWNER OF THE PROPERTY 3103 SOUTHERN AVE UNIT 11, TEMPLE HILLS, MD 20748, Parcel No. 06-3287174, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.

Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-005864

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-3287174 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

UNIT 3103-11 PHASE 2 1,004.0000 Sq. Ft. & Imps. Kings Crossing Con

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

It is thereupon this 26th day of December, 2023, by the Circuit Court for Prince George's County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 27th day of February, 2024, and redeem the property with Parcel Identification Number 06-3287174 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
146205 (1-4,1-11,1-18)

LEGALS

Bobby G. Henry Jr
9701 Apollo Drive, Suite 100
Largo, MD 20774
301-925-7900

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
MICHAEL K BURCH JR

Notice is given that Gerald A Burch, whose address is 2394 Hopkins Farm Court, Browns Summit, NC 27214, and Tiffany M Burch, whose address is 2394 Hopkins Farm Court, Browns Summit, NC 27214 were on December 20, 2023 appointed Co-Personal Representatives of the estate of Michael K Burch Jr, who died on August 31, 2023 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the 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 20th day of June, 2024.

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

GERALD A BURCH
TIFFANY M BURCH
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. 130566
146220 (1-4,1-11,1-18)

Christina M Taylor
16701 Melford Blvd, Ste 400
Bowie, MD 20715
202-716-6113

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
ANNETTE BLAKE
AKA: ANNETTE STONE BLAKE

Notice is given that Tabbette C Blake, whose address is 9607 Beachwood Avenue, Lanham, MD 20706, was on December 15, 2023 appointed Personal Representative of the estate of Annette Blake AKA: Annette Stone Blake, who died on November 5, 2023 without a will.

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

All 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 June, 2024.

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

TABBETTE C BLAKE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 131434
146216 (1-4,1-11,1-18)

LEGALS

Samuel C Hamilton, Esq.
8601 Georgia Ave #503
Silver Spring, MD 20910
301-589-3000

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
MARY ANN HADLEY

Notice is given that Lorenzo Nicholson, Jr., whose address is 4807 Tyler's Hope Dr, Bowie, MD 20720, was on November 14, 2023 appointed Personal Representative of the estate of Mary Ann Hadley, who died on August 6, 2023 without a will.

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

All 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 May, 2024.

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

LORENZO NICHOLSON, 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. 131082
146217 (1-4,1-11,1-18)

Jeremy D. Rachlin, Esq.
Bulman, Dunie, Burke & Feld, Chtd.
4610 Elm Street
Bethesda, Maryland 20815
301-656-1177 ext 305

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
BERNICE EASTER
A/K/A BERNICE BAKER EASTER

Notice is given that Nancy E. Proia, whose address is 4118 Deep Wood Circle, Durham, North Carolina 27707, was on December 20, 2023 appointed Personal Representative of the estate of Bernice Easter a/k/a Bernice Baker Easter who died on July 18, 2023 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 20th day of June, 2024.

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

NANCY E. PROIA
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 131748
146222 (1-4,1-11,1-18)

LEGALS

ORDER OF PUBLICATION

BRUISER HOLDINGS LLC Plaintiff,
vs.
WILLIAM J MILLER
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 2317 MATTHEW HENSON AVE, LANDOVER, MD 20785, Parcel No. 13-1556513,

And

ANY UNKNOWN OWNER OF THE PROPERTY 2317 MATTHEW HENSON AVE, LANDOVER, MD 20785, Parcel No. 13-1556513, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.

Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-005863

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 13-1556513 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

5,445.0000 Sq.Ft. & Imps. Palmer Park Lot 33 Blk J

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

It is thereupon this 26th day of December, 2023, by the Circuit Court for Prince George's County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 27th day of February, 2024, and redeem the property with Parcel Identification Number 13-1556513 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
146204 (1-4,1-11,1-18)

ORDER OF PUBLICATION

BRUISER HOLDINGS LLC Plaintiff,
vs.
LAZELL & MARY M POWERS
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 916 ELFIN AVE, CAPITOL HEIGHTS, MD 20743, Parcel No. 18-2095255,

And

ANY UNKNOWN OWNER OF THE PROPERTY 916 ELFIN AVE, CAPITOL HEIGHTS, MD 20743, Parcel No. 18-2095255, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.

Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-005866

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-2095255 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

LOTS 81.82.83 6,000.0000 Sq. Ft. & Imps. Gr Capitol Heights Blk 28

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

It is thereupon this 26th day of December, 2023, by the Circuit Court for Prince George's County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 27th day of February, 2024, and redeem the property with Parcel Identification Number 18-2095255 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
146206 (1-4,1-11,1-18)

LEGALS

ORDER OF PUBLICATION

BRUISER HOLDINGS LLC Plaintiff,
vs.
MWNNIKPEG ERIC SOME
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 3103 SOUTHERN AVE UNIT: 21, TEMPLE HILLS, MD 20748, Parcel No. 06-3287232,

And

ANY UNKNOWN OWNER OF THE PROPERTY 3103 SOUTHERN AVE UNIT: 21, TEMPLE HILLS, MD 20748, Parcel No. 06-3287232, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.

Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-005868

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-3287232 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

UNIT 3103-21 PHASE 2 1,004.0000 Sq. Ft. & Imps. Kings Crossing Con

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

It is thereupon this 26th day of December, 2023, by the Circuit Court for Prince George's County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 27th day of February, 2024, and redeem the property with Parcel Identification Number 06-3287232 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
146207 (1-4,1-11,1-18)

LEGALS

ORDER OF PUBLICATION

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

vs.

CHIENMEI CHU;
SAM SHU;
CHRISTOPHER L. MARKHAM,
TRUSTEE;
PRINCE GEORGE'S COUNTY,
MARYLAND

AND

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

9207 ETHAN CT
LAUREL MD 20708

AND

Unknown Owner of the property 9207 ETHAN CT described as follows: Property Tax ID 10-1110055 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-005702

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:

30,169 SQ FT & IMPS MONTEPELIER LOT 25 BLK 2 Assmt 363,800 Lib and F1 30899/336 and assessed to CHIENMEI CHU, also known as 9207 ETHAN CT, LAUREL MD 20708 Tax Account No. 10-1110055.

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 18th day of December, 2023, 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 12th day of January, 2024, warning all persons interested in the property to appear in this Court by the 20th day of February, 2024 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
146136 (12-28,1-4,1-11)

LEGALS

ORDER OF PUBLICATION

Bobby G Henry Jr
9701 Apollo Drive Suite 100
Largo, MD 20774
301-925-7900

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
RORI ENRIKA BURCH

Notice is given that Gerald A Burch, whose address is 2394 Hopkins Farm Court, Browns Summit, NC 27214, and Tiffany M Burch, whose address is 2394 Hopkins Farm Court, Browns Summit, NC 27214 were on December 20, 2023 appointed Co-Personal Representatives of the estate of Rori Enrika Burch who died on August 31, 2023 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 20th day of June, 2024.

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

GERALD A BURCH
TIFFANY M BURCH
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. 130562
146221 (1-4,1-11,1-18)

LEGALS

ORDER OF PUBLICATION

BY POSTING

REINA D. BERRIOS BLANCO
Plaintiff

vs.

JOSE ERIBERTO HERNANDEZ GOMEZ
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. C-16-FM-23-001336

ORDERED, ON THIS 28th day of December, 2023, by the Circuit Court for Prince George's County MD:

That the Defendant, **JOSE ERIBERTO HERNANDEZ GOMEZ**, is hereby notified that the Plaintiff, has filed a **COMPLAINT FOR SOLE LEGAL AND PHYSICAL CUSTODY AND A PETITION FOR FINDINGS OF ELIGIBILITY TO APPLY FOR SIJS-SPECIAL IMMIGRANT JUVENILE STATUS**, and stating that the Defendant's last known address is Canton Gualococti, Departamento Morazan, El Salvador, and therefore it is;

ORDERED, that the Plaintiff may serve process to the Defendant, **JOSE ERIBERTO HERNANDEZ GOMEZ**, in accordance with Maryland Rule 2-121(a)(2) as follows:

By posting notice in a newspaper or publication of general distribution in this county at least once a week for three consecutive weeks and provide proof of publication to the Court; and it is further

ORDERED, said posting to be completed by the 27th day of January, 2024, and it is further;

ORDERED, that this Order shall be posted at the Court House door in accordance with Maryland Rule 2-122(a)(1), said posting to be completed by the 27th day of January, 2024, and it is further;

ORDERED that the DEFENDANT, **JOSE ERIBERTO HERNANDEZ GOMEZ**, IS HEREBY WARNED THAT FAILURE TO

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