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Prince George's Post
Newspaper*

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LEGALS

Isaac H. Marks, Sr., Esquire
11785 Beltsville Drive, Suite 150,
Calverton, Maryland 20705
301-572-7391

**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 hereafter. 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)

LEGALS

**PRINCE GEORGE'S COUNTY
GOVERNMENT**

**Board of License
Commissioners**

(Liquor Control Board)

REGULAR SESSION

JANUARY 23, 2024

NOTICE IS HEREBY GIVEN: that applications have been made with the Board of License Commissioners for Prince George's County, Maryland for the following alcoholic beverage licenses in accordance with the provisions of the Alcoholic Beverage Article.

TRANSFER

Arti Kumar, Managing Member, for a Class A, Beer, Wine and Liquor for the use of Plaza Beverages MD, LLC, t/a Greater Plaza Liquors, 6439 Marlboro Pike, District Heights, 20747 transfer from Plaza Beverages MD, LLC, t/a Plaza Liquors, 6439 Marlboro Pike, District Heights, 20747, Hirabhai Patel, Member-Manager.

Pratapray D. Parsana, President/Treasurer, Jaspal S. Kaswala, Secretary, for a Class A, Beer, Wine and Liquor for the use of Maxey Liquors, Inc., t/a Maxey Liquors, 7513 Allentown Road, Fort Washington, 20744 transfer from Maxey Liquors, Inc., t/a Maxey Liquors, 7513 Allentown Road, Fort Washington, 20744, Pratapray D. Parsana, President/Secretary/Treasurer.

Shailesh Ashwin Patel, President, Jignesh Sumanbhai Desai, Vice President, Tarun Ashwin Patel, Secretary/Treasurer for a Class B(BH), Beer, Wine and Liquor for the use of Hariprem Hotels, Inc., t/a Double-Tree Hotel Largo, 9100 Basil Court, Largo, 20774 transfer from Largo Hotel Beverages, LLC t/a Double-tree by Hilton, 9100 Basil Court, Largo, 20774, Alexander Williams, Member.

**NEW- CLASS B(DD), BEER,
WINE AND LIQUOR**

Davonne Austin, CEO, Brandon Austin, Board Manager for a Class B(DD), Beer, Wine and Liquor for the use of Marley's Bar & Grill Inc., t/a Marley's Bar & Grill, 6450 American Blvd, Suite 101, Hyattsville, 20782.

**NEW- CLASS B(BLX), BEER,
WINE AND LIQUOR**

Leho Poldmae, Member/Authorized Person, for a Class B(BLX), Beer, Wine and Liquor for the use of GT College Park, LLC, t/a The Greene Turtle, 7356 Baltimore Avenue, College Park, 20740.

Tanetta Nicole Merritt, Authorized Person, Susan Vogel, Authorized Person, for a Class B(BLX), Beer, Wine and Liquor for the use of Apollo 109, LLC, t/a La'Caaj, 4535 Telfair Blvd, Suite 109 and Suite 110, Camp Springs, 20746.

**NEW- CLASS B, BEER, WINE
AND LIQUOR**

Darnell Dinkins, Authorized Person, for a Class B, Beer, Wine and Liquor for the use of House of Comedy and Jazz Limited Liability Company, t/a House of Comedy and Jazz, 9430 Annapolis Road, Lanham, 20706.

Shawn A. Demetrius, Member-

Manager, for a Class B, Beer, Wine and Liquor for the use of Southeastern Foods, LLC, t/a Shantoo, 1290 Crain Highway, Bowie, 20716.

Glaister Brooks, Owner, for a Class B, Beer, Wine and Liquor for the use of D&G Caribbean Grill + Bar, Inc., t/a D&G Caribbean Grill + Bar, 6946 Laurel Bowie Road, Laurel, 20715.

A virtual hearing will be held via Zoom at 10:00 a.m. on Tuesday, January 23, 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 BLC@co.pg.md.us to request the link. Additional information may be obtained by contacting the Board's Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest:
Terence Sheppard
Director
January 3, 2024

146266 (1-11,1-18)

LEGALS

ORDER OF PUBLICATION

FIG SERIES HOLDINGS LLC FBO SEC PTY
35 Fulford Avenue, Suite 203
Bel Air, Maryland 21014

Plaintiff

DONALD JORDAN, SR.

and

THERESA KESKA

and

THE ESTATE, PERSONAL REPRESENTATIVE, AND TESTATE AND INTESTATE SUCCESSORS OF H. MANNING CLAGETT AKA HENRY MANNING CLAGETT, LENDER, DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER H. MANNING CLAGETT AKA HENRY MANNING CLAGETT, LENDER

and

THE ESTATE, PERSONAL REPRESENTATIVE, AND TESTATE AND INTESTATE SUCCESSORS OF CHRISTINE O. CLAGETT, LENDER, DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER CHRISTINE O. CLAGETT, LENDER

and

JOSEPH WELCH, TRUSTEE

and

THE STATE OF MARYLAND

and

PRINCE GEORGE'S COUNTY, MARYLAND

And heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, unknown owners and any and all persons having or claiming to have any interest in the property and premises situate in the County of Prince George's

Property Address: 16110 Stone Foot Rd, Accokeek, MD 20607
Account Number: 05 0294157
Description: 2.3100 Acres. & Imps. North Accokeek Lot 11
Assmt: \$325,100
Liber/Folio: Liber 11630 Fl 569
Assessed To: Jordan Donald Sr & Theresa Keska

**In the Circuit Court for
Prince George's County, Maryland
C-16-CV-23-005911**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in the State of Maryland, 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:

Property Address: 16110 Stone Foot Rd, Accokeek, MD 20607
Account Number: 05 0294157
Description: 2.3100 Acres. & Imps. North Accokeek Lot 11
Assmt: \$325,100
Liber/Folio: Liber 11630 Fl 569
Assessed To: Jordan Donald Sr & Theresa Keska

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 2nd day of January, 2024, 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 successive weeks on or before the 26th day of January, 2024, warning all persons interested in the said properties to be and appear in this Court by the 5th day of March, 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
146254 (1-11,1-18,1-25)

LEGALS

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)

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)

NOTICE

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

vs.

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

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)

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)

LEGALS

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)

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)

Serving

**Prince George's
County Since 1932**

LEGALS

ORDER OF PUBLICATION

BRUISER HOLDINGS LLC
Plaintiff,

vs.

MWINNIKPEG 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.

LEGALS

LM File No.: 107-00049- Cheap Lands, Inc.
LEWIS MCDANIELS, LLC
50 Citizens Way
Suite 305
Frederick, Maryland 21701

ORDER OF PUBLICATION

Weavers Professional Services, Inc.,
Plaintiff,
vs.

Sojourner Coultrane Walker; Jose Ramos; Renita J. Price-Lewis, Personal Representative of the Estate of James J. Price; The testate and intestate successors of James Jefferson Price, deceased, and all persons claiming by, through, or under the decedent; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as 1.8200 Acres. Assmt \$10,900 Map 147 Grid A3 Par 044 Lib 32914 Fl 344 and being identified on the Tax Roll as Parcel ID: 04-0261206, and which may be known as Vacant lot on Patuxent Blvd., Aquasco, MD 20608.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-24-000050 (TAX SALE)

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

described as 1.8200 Acres. Assmt \$10,900 Map 147 Grid A3 Par 044 Lib 32914 Fl 344 and being identified on the Tax Roll as Parcel ID: 04-0261206, and which may be known as Vacant lot on Martin Rd., Brandywine, MD 20613.

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

It is thereupon this 8th day of January, 2024, 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 2nd day of February, 2024, warning all persons interested in the property to appear in this Court by the 12th day of March, 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
146279 (1-18-1-25-2-1)

LEGALS

LM File No.: 107-00047- Cheap Lands, Inc.
LEWIS MCDANIELS, LLC
50 Citizens Way
Suite 305
Frederick, Maryland 21701

ORDER OF PUBLICATION

Weavers Professional Services, Inc.,
Plaintiff,
vs.

The testate and intestate successors of Carolyn Cross, deceased, and all persons claiming by, through, or under the decedent; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as Lots 3.4 4,076.0000 Sq.Ft. Eagle Harbor Blk 17 Assmt \$2,000 Lib 34873 Fl 313 and being identified on the Tax Roll as Parcel ID: 08-0829747, and which may be known as Vacant lot on Patuxent Blvd., Aquasco, MD 20608.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-24-000051 (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 Col-

lector of Taxes for the Prince George's County, Maryland, and the State of Maryland:

described as Lots 3.4 4,076.0000 Sq.Ft. Eagle Harbor Blk 17 Assmt \$2,000 Lib 34873 Fl 313 and being identified on the Tax Roll as Parcel ID: 08-0829747, and which may be known as Vacant lot on Patuxent Blvd., Aquasco, MD 20608.

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

It is thereupon this 8th day of January, 2024, 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 2nd day of February, 2024, warning all persons interested in the property to appear in this Court by the 12th day of March, 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
146280 (1-18-1-25-2-1)

LEGALS

ORDER OF PUBLICATION

EPCOT MD LLC
Plaintiff
v.

PEGGY ANN BEATLEY
State of Maryland
Office of the Attorney General
S/O Anthony G. Brown Attorney General

PRINCE GEORGE'S COUNTY, MARYLAND

TRI-COUNTY FEDERAL SAVINGS BANK

ROBERT G. SHERMAN
MICHAEL L. MIDDLETON
LEROY E. BROWN

Prince George's County Director of Finance
County Executive and County Council of Prince George's County

All persons that have or claim to have any interest in the Property described as follows: 4418 DANVILLE RD BRANDYWINE MD 20613-0000 being know as District - 05 Account Number - 0277251 with a legal description of PT LT 20 EQ 1.22 ACRES on the Tax Roll of the Director of Finance

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY Case No. C-16-CV-24-000054

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 4418 DANVILLE RD BRANDYWINE MD 20613-0000 being know as District - 05 Account Number - 0277251 with a legal description of PT LT 20 EQ 1.22 ACRES on the Tax Roll of the Director of Finance sold by the Finance Officer of PRINCE GEORGE'S COUNTY, State of Maryland to EPCOT MD LLC, the Plaintiff.

A description of the property is substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: 4418 DANVILLE RD BRANDYWINE MD 20613-0000 being know as District - 05 Account Number - 0277251 with a legal description of PT LT 20 EQ 1.22 ACRES on the Tax Roll of the Director of Finance.

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

It is thereupon this 8th day of January, 2024, by the Circuit Court for Prince George's County, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 12th day of March, 2024 and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting title to the property in Plaintiff, free of all liens and encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
146275 (1-18-1-25-2-1)

Call 301-627-0900 for a quote.

LEGALS

ORDER OF PUBLICATION

BRUISER HOLDINGS LLC
Plaintiff,
vs.

CLARENCE & BETTY J WALKER
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 4313 SHELL ST, CAPITOL HEIGHTS, MD 20743, Parcel No. 06-0653451,

ANY UNKNOWN OWNER OF THE PROPERTY 4313 SHELL ST, CAPITOL HEIGHTS, MD 20743, Parcel No. 06-0653451, 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-24-000095

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0653451 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 44.45, 4,000.0000 Sq. Ft. & Imps. Bradbury Heights Blk 49

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

It is thereupon this 8th day of January, 2024, 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 12th day of March, 2024, and redeem the property with Parcel Identification Number 06-0653451 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
146281 (1-18-1-25-2-1)

LEGALS

ORDER OF PUBLICATION

BRUISER HOLDINGS LLC
Plaintiff,
vs.

KATHLEEN W & EDWARD D WAID JR
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1507 PINELAKE LN, BOWIE, MD 20716, Parcel No. 07-0802041,

AND

ANY UNKNOWN OWNER OF THE PROPERTY 1507 PINELAKE LN, BOWIE, MD 20716, Parcel No. 07-0802041, 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-24-000096

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 07-0802041 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:

26,400.0000 Sq. Ft. & Imps. Pointer Ridge Lot 3 Blk 24

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

It is thereupon this 8th day of January, 2024, 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 12th day of March, 2024, and redeem the property with Parcel Identification Number 07-0802041 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
146282 (1-18-1-25-2-1)

ORDER OF PUBLICATION

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

LARRY J JERNAGIN;
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:

1201 DUNBAR OAKS DR
CAPITOL HEIGHTS MD 20743

AND

Unknown Owner of the property 1201 DUNBAR OAKS DR described as follows: Property Tax ID 18-2038149 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-24-000075

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:

5810 SQ FT; CHAPEL OAKS LOT 29 BLK P ; Assmt 178,167 Lib and Fl 46810/395 and assessed to LARRY J JERNAGIN, a married man, also known as 1201 DUNBAR OAKS DR, CAPITOL HEIGHTS MD 20743, Tax Account No. 18-2038149.

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 8th day of January, 2024, 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 2nd day of February, 2024, warning all persons interested in the property to appear in this Court by the 12th day of March, 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
146276 (1-18-1-25-2-1)

LEGALS

Christopher Brown, Esq.
1629 K Street, NW, Suite 300
Washington, DC 20006
(202) 599-9569

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **BERNICE MCGHEE**

Notice is given that Cornell T. McGhee, whose address is 20614 Newstone Drive, Richmond, TX 77406 and Myron B. McGhee, whose address is 2368 Leafgate Road, Decatur, GA 30033, were on 12/26/2023 appointed Co-Personal Representatives of the estate of Bernice McGhee who died on September 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 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 26th 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 thereafter. Claim forms may be obtained from the Register of Wills.

CORNELL T. MCGHEE
MYRON B. MCGHEE
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. 131670
146315 (1-18-1-25-2-1)

LEGALS

ORDER OF PUBLICATION

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

GARRY L ENG;
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:

20 MEL MARA DR
OXON HILL MD 20745

AND

Unknown Owner of the property 20 MEL MARA DR described as follows: Property Tax ID 12-1232339 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-24-000108

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:

14,592 SQ FT & IMPS. NORTH POTOMAC VIST LOT 4 BLK E Assmt \$351,433 Lib and Fl 47568/270 and assessed to GARRY L ENG, also known as 20 MEL MARA DR, OXON HILL MD 20745, Tax Account No. 12-1232339.

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 8th day of January, 2024, 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 2nd day of February, 2024, warning all persons interested in the property to appear in this Court by the 12th day of March, 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
146277 (1-18-1-25-2-1)

A. Wayne Hood II
1720 I St NW
Washington, DC 20006
(202) 978-0505

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **JOYCE MARIE STEWART HASTY**

Notice is given that Ronald Hasty, whose address is 1301 Gunpowder Ct, Fort Washington, MD 20744, was on May 23, 2022 appointed personal representative of the small estate of Joyce Marie Stewart Hasty, who died on June 18, 2021 without a will.

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

All persons having any objection to the appointment 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, except if the decedent died before October 1, 1992, nine months from the date of 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.

RONALD HASTY
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 123671
146288 (1-18)

ORDER OF PUBLICATION

RE ASSET EV-SP, LLC
C/o Benjamin M. Decker, Esquire
2806 Reynolda Rd., #208
Winston-Salem, NC 27106
Plaintiff
vs.

STEPHANIE T JENKINS
ERIC W JENKINS
PRINCE GEORGE'S, Maryland

AND

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

PRINCE GEORGE'S, described as follows: Tax Account No 1899400, 7,475 SQ FT & IMPS. CHILLUMGATE LOT 26 BLK 1 ASSMT \$345,767 LIB 39546 FL 393; ASSESSED TO JENKINS, STEPHANIE T ET AL; KNOWN AS 5807 CHILLUMGATE RD HY-ATTSVILLE MD 20782.

In the Circuit Court for Prince George's County, Maryland Civil Division Case No. C-16-CV-24-000046

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

PRINCE GEORGE'S, described as follows: Tax Account No 1899400, 7,475 SQ FT & IMPS. CHILLUMGATE LOT 26 BLK 1 ASSMT \$345,767 LIB 39546 FL 393; ASSESSED TO JENKINS, STEPHANIE T ET AL; KNOWN AS 5807 CHILLUMGATE RD HY-ATTSVILLE MD 20782.

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

It is thereupon this 8th day of January, 2024, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 2nd day of February, 2024, warning all persons interested in the property to appear in this Court by the 12th day of March, 2024, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
146278 (1-18-1-25-2-1)

LEGALS

D. Gregory Howard, Esq.
298 Butler Road
Reisterstown, MD 21136
410-526-4734

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **PATRICIA HEGEWISCH O'TOOLE**

Notice is given that Adolfo Joseph Alvarez, whose address is 3315 Leritz Lane, Edgewater, MD 21037, and Eduardo A. Hegewisch, whose address is 16444 Whale Grey Place, Lakewood Ranch, FL 34211, were on January 2, 2024 appointed co-personal representatives of the small estate of Patricia Hegewisch O'Toole who died on May 1, 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 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 co-personal representatives or file them with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

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

ADOLFO JOSEPH ALVAREZ
EDUARDO A. HEGEWISCH
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. 131269
146287 (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

6810 PICKETT DRIVE
SUITLAND, MARYLAND 20746

By virtue of the power and authority contained in a Deed of Trust from Charles E. Lynch, dated July 20, 2018, and recorded in Liber 41191 at folio 470 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

FEBRUARY 6, 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 \$23,000.00 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 # 23-600027)

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

146271 (1-18,1-25,2-1)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

4728 QUADRANT STREET
CAPITOL HEIGHTS, MARYLAND 20743

By virtue of the power and authority contained in a Deed of Trust from Joseph Mcneil, Sr., dated July 19, 2013, and recorded in Liber 35242 at folio 472 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

FEBRUARY 6, 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 \$9,000.00 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 # 19-602360)

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

146272 (1-18,1-25,2-1)

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

FEBRUARY 6, 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 \$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

146273 (1-18,1-25,2-1)

LEGALS

ORDER OF PUBLICATION

BRUISER HOLDINGS LLC
Plaintiff,

vs.

MAE HELEN BROWN W SPRUILL
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 2110 DUPONT AVE, SUITLAND, MD 20746, Parcel No. 06-0647941,

And

ANY UNKNOWN OWNER OF THE PROPERTY 2110 DUPONT AVE, SUITLAND, MD 20746, Parcel No. 06-0647941, 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-24-000098

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0647941 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 38.39.40 6,000.0000 Sq. Ft. & Imps. Dupont Heights Blk 13

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

It is thereupon this 8th day of January, 2024, 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 12th day of March, 2024, and redeem the property with Parcel Identification Number 06-0647941 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

146283 (1-18,1-25,2-1)

ORDER OF PUBLICATION

FIG SERIES HOLDINGS LLC FBO SEC PTY
35 Fulford Avenue, Suite 203
Bel Air, Maryland 21014

Plaintiff

vs.

THE ESTATE, PERSONAL REPRESENTATIVE, AND TESTATE AND INTEREST SUCCESSORS OF JEROME R. GOLDRING, DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER JEROME R. GOLDRING

and

THE STATE OF MARYLAND

and

PRINCE GEORGE'S COUNTY, MARYLAND

And heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, unknown owners and any and all persons having or claiming to have any interest in the property and premises situate in the County of Prince George's

Property Address: 402 Warburton Oaks Dr, Fort Washington, MD 20744

Account Number: 05 0326660
Description: 10,298.0000 Sq.Ft. & Imps. Franklin Square Lot 60 Blk A Assmt: \$277,600

Liber/Folio: Lib 04551 Fl 428
Assessed To: Goldring Jerome R & Evelyn A.

In the Circuit Court for Prince George's County, Maryland C-16-CV-23-00005757

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in the State of Maryland, 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:

Property Address: 402 Warburton Oaks Dr, Fort Washington, MD 20744

Account Number: 05 0326660
Description: 10,298.0000 Sq.Ft. & Imps. Franklin Square Lot 60 Blk A Assmt: \$277,600

Liber/Folio: Lib 04551 Fl 428
Assessed To: Goldring Jerome R & Evelyn A.

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 De-

ember, 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 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
146177 (1-4,1-11,1-18)

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)

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.

Defendants

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 1 Assmt, \$292,300 Lib and Fl 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 and a day 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 some newspaper having a general 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 property to appear in this Court by the 27th 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
146176 (1-4,1-11,1-18)

LEGALS

PRINCE GEORGE'S COUNTY GOVERNMENT

BOARD OF LICENSE COMMISSIONERS

NOTICE OF PUBLIC HEARING

Applications for the following alcoholic beverage licenses will be accepted by the Board of License Commissioners for Prince George's County on February 22, 2024 will be heard on April 23, 2024. Those licenses are:

Class B, Beer, Wine and Liquor - 17 BL 106, 17 BL 107, 17 BL 108 17 BL 109

Class B, BH, BLX, CI, DD, BCE, AE, B(EC), Beer, Wine and Liquor License, Class B, ECF/DS, Beer, Wine and Liquor - On Sale; Class B, BW, (GC), (DH), Beer and Wine; Class B, RD, Liquor License, all Class C Licenses/On Sale, Class D(NH), Beer and Wine

A virtual hearing will be held via Zoom on Wednesday, February 7, 2024 at 7:00 p.m. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at <http://bolc.mypgc.us> or you may email BLC@co.pg.md.us to request the link. The Board will consider the agenda as posted that day.

BOARD OF LICENSE COMMISSIONERS

Attest:
Terence Sheppard
Director
January 5, 2024

146265 (1-11,1-18)

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)

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)

LEGALS

ORDER OF PUBLICATION

BRUISER HOLDINGS LLC Plaintiff,
vs.

MELVIN F WINGO
Prince George's County, Maryland
Occupant
Unknown Owners

RHEBA WINGO
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT
HAVE OR CLAIM TO HAVE ANY
INTEREST IN THE PROPERTY
9102 UTICA PL, UPPER MARLBORO,
MD 20774, Parcel No. 20-2279081,

And

ANY UNKNOWN OWNER OF
THE PROPERTY 9102 UTICA PL,
UPPER MARLBORO, MD 20774,
Parcel No. 20-2279081, the unknown
owner's heirs, devisees, and personal
representatives and their or
any of their heirs, devisees, execu-
tors, administrators, grantees, as-
signs or successors in right, title and
interest.

Defendants.

**In the Circuit Court for
Prince George's County, Maryland
Case No. C-16-CV-24-00005**

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty Parcel Identification Number
20-2279081 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:

11,080.0000 Sq. Ft. & Imps. Springdale
Lot 7 Blk H

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

It is thereupon this 2nd day of Jan-
uary, 2024, 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, warn-
ing all persons interested in the
property to appear in this Court by
the 5th day of March, 2024, and re-
deem the property with Parcel Iden-
tification Number 20-2279081 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

146233 (1-11,1-18,1-25)

ORDER OF PUBLICATION

BRUISER HOLDINGS LLC Plaintiff,
vs.

ATMAN OGR INC
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT
HAVE OR CLAIM TO HAVE ANY
INTEREST IN THE PROPERTY
9710 THORNCREST DR, FORT
WASHINGTON, MD 20744, Parcel
No. 05-3414695,

And

ANY UNKNOWN OWNER OF
THE PROPERTY 9710 THORN-
CREST DR, FORT WASHINGTON,
MD 20744, Parcel No. 05-3414695,
the unknown owner's heirs, de-
visees, and personal representatives
and their or any of their heirs, de-
visees, 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-23-005895**

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty Parcel Identification Number
05-3414695 in Prince George's
County, sold by the Collector of
Taxes for Prince George's County
and the State of Maryland to the
plaintiff in this proceeding:

2.1400 Acres. Jackson Estates Lot 3

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

It is thereupon this 2nd day of Jan-
uary, 2024, 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, warn-
ing all persons interested in the
property to appear in this Court by
the 5th day of March, 2024, and re-
deem the property with Parcel Iden-
tification Number 05-3414695 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

146250 (1-11,1-18,1-25)

LEGALS

ORDER OF PUBLICATION

BRUISER HOLDINGS LLC Plaintiff,
vs.

MARY E WOODS & WILLIE J
MITCHELL & RITA L MITCHELL
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT
HAVE OR CLAIM TO HAVE ANY
INTEREST IN THE PROPERTY
7607 FONTAINEBLEAU DR UNIT:
2353, HYATTSVILLE, MD 20784,
Parcel No. 20-2263994,

And

ANY UNKNOWN OWNER OF
THE PROPERTY 7607
FONTAINEBLEAU DR UNIT: 2353,
HYATTSVILLE, MD 20784, Parcel
No. 20-2263994, the unknown
owner's heirs, devisees, and per-
sonal representatives and their or
any of their heirs, devisees, execu-
tors, administrators, grantees, as-
signs or successors in right, title and
interest.

Defendants.

**In the Circuit Court for
Prince George's County, Maryland
Case No. C-16-CV-24-00008**

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty Parcel Identification Number
20-2263994 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 2353 3,840.0000 Sq.Ft. & Imps.
Frenchmans Creek C

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

It is thereupon this 2nd day of Jan-
uary, 2024, 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, warn-
ing all persons interested in the
property to appear in this Court by
the 5th day of March, 2024, and re-
deem the property with Parcel Iden-
tification Number 20-2263994 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

146234 (1-11,1-18,1-25)

LEGALS

ORDER OF PUBLICATION

BRUISER HOLDINGS LLC Plaintiff,
vs.

ROBIN N & JANET SHARON M
WRIGHT
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT
HAVE OR CLAIM TO HAVE ANY
INTEREST IN THE PROPERTY
2009 BARLOWE PL, LANDOVER,
MD 20785, Parcel No. 13-1424837,

And

ANY UNKNOWN OWNER OF
THE PROPERTY 2009 BARLOWE
PL, LANDOVER, MD 20785, Parcel
No. 13-1424837, the unknown
owner's heirs, devisees, and per-
sonal representatives and their or
any of their heirs, devisees, execu-
tors, administrators, grantees, as-
signs or successors in right, title and
interest.

Defendants.

**In the Circuit Court for
Prince George's County, Maryland
Case No. C-16-CV-23-005878**

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty Parcel Identification Number
13-1424837 in Prince George's
County, sold by the Collector of
Taxes for Prince George's County
and the State of Maryland to the
plaintiff in this proceeding:

3,850.0000 Sq. Ft. & Imps. Palmer
Park Lot 36 Blk O

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

It is thereupon this 2nd day of Jan-
uary, 2024, 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, warn-
ing all persons interested in the
property to appear in this Court by
the 5th day of March, 2024, and re-
deem the property with Parcel Iden-
tification Number 13-1424837 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

146240 (1-11,1-18,1-25)

LEGALS

ORDER OF PUBLICATION

BRUISER HOLDINGS LLC Plaintiff,
vs.

FRANQUIS VILLATORO & MIL-
TON CARBAJAL
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT
HAVE OR CLAIM TO HAVE ANY
INTEREST IN THE PROPERTY
104, HYATTSVILLE, MD 20784, Par-
cel No. 20-2239697,

And

ANY UNKNOWN OWNER OF
THE PROPERTY 5402 85TH AVE,
CONDO UNIT: 104, HY-
ATTSVILLE, MD 20784, Parcel No.
20-2239697, the unknown owner's
heirs, devisees, and personal repre-
sentatives and their or any of their
heirs, devisees, executors, adminis-
trators, grantees, assigns or succes-
sors in right, title and interest.

Defendants.

**In the Circuit Court for
Prince George's County, Maryland
Case No. C-16-CV-24-000010**

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty Parcel Identification Number
20-2239697 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 5402-104 1,918.0000 Sq.Ft. &
Imps. Carrolan Gardens

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

It is thereupon this 2nd day of Jan-
uary, 2024, 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, warn-
ing all persons interested in the
property to appear in this Court by
the 5th day of March, 2024, and re-
deem the property with Parcel Iden-
tification Number 20-2239697 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

146236 (1-11,1-18,1-25)

LEGALS

ORDER OF PUBLICATION

BRUISER HOLDINGS LLC Plaintiff,
vs.

KAREN M R SCHLEGEL
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT
HAVE OR CLAIM TO HAVE ANY
INTEREST IN THE PROPERTY
4031 INGRAHAM ST, HY-
ATTSVILLE, MD 20781, Parcel No.
16-1819044,

And

ANY UNKNOWN OWNER OF
THE PROPERTY 4031 INGRAHAM
ST, HYATTSVILLE, MD 20781,
Parcel No. 16-1819044, the unknown
owner's heirs, devisees, and per-
sonal representatives and their or
any of their heirs, devisees, execu-
tors, administrators, grantees, as-
signs or successors in right, title and
interest.

Defendants.

**In the Circuit Court for
Prince George's County, Maryland
Case No. C-16-CV-23-005881**

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty Parcel Identification Number
16-1819044 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:

5,825.0000 Sq. Ft. & Imps. Hy-
attsville Hills Lot 23 Blk 3

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

It is thereupon this 2nd day of Jan-
uary, 2024, 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, warn-
ing all persons interested in the
property to appear in this Court by
the 5th day of March, 2024, and re-
deem the property with Parcel Iden-
tification Number 16-1819044 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

146243 (1-11,1-18,1-25)

ORDER OF PUBLICATION

BRUISER HOLDINGS LLC Plaintiff,
vs.

HARRY L PICKETT
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT
HAVE OR CLAIM TO HAVE ANY
INTEREST IN THE PROPERTY 121
PANORAMA DR, OXON HILL,
MD 20745, Parcel No. 12-1236413,
And

ANY UNKNOWN OWNER OF
THE PROPERTY 121 PANORAMA
DR, OXON HILL, MD 20745, Parcel
No. 12-1236413, the unknown
owner's heirs, devisees, and per-
sonal representatives and their or
any of their heirs, devisees, execu-
tors, administrators, grantees, as-
signs or successors in right, title and
interest.

Defendants.

**In the Circuit Court for
Prince George's County, Maryland
Case No. C-16-CV-23-005873**

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty Parcel Identification Number
12-1236413 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:

37,685.0000 Sq. Ft. & Imps. Potomac
Vista Lot 9 Blk E

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

It is thereupon this 2nd day of Jan-
uary, 2024, 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, warn-
ing all persons interested in the
property to appear in this Court by
the 5th day of March, 2024, and re-
deem the property with Parcel Iden-
tification Number 12-1236413 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

146238 (1-11,1-18,1-25)

ORDER OF PUBLICATION

BRUISER HOLDINGS LLC Plaintiff,
vs.

R & D GENERAL PARTNERSHIP
Prince George's County, Maryland
Occupant
Unknown Owners
RONALD S & SHARON B
DEUTSCH
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT
HAVE OR CLAIM TO HAVE ANY
INTEREST IN THE PROPERTY
3928 WARNER AVE, HY-
ATTSVILLE, MD 20784, Parcel No.
02-0142422,

And

ANY UNKNOWN OWNER OF
THE PROPERTY 3928 WARNER
AVE, HYATTSVILLE, MD 20784,
Parcel No. 02-0142422, the unknown
owner's heirs, devisees, and per-
sonal representatives and their or
any of their heirs, devisees, execu-
tors, administrators, grantees, as-
signs or successors in right, title and
interest.

Defendants.

**In the Circuit Court for
Prince George's County, Maryland
Case No. C-16-CV-23-005885**

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty Parcel Identification Number
02-0142422 in Prince George's
County, sold by the Collector of
Taxes for Prince George's County
and the State of Maryland to the
plaintiff in this proceeding:

1,500.0000 Sq. Ft. & Imps. Landover
Estates Lot 13 Blk 13A

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

It is thereupon this 2nd day of Jan-
uary, 2024, 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, warn-
ing all persons interested in the
property to appear in this Court by
the 5th day of March, 2024, and re-
deem the property with Parcel Iden-
tification Number 02-0142422 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

146244 (1-11,1-18,1-25)

LEGALS

ORDER OF PUBLICATION

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

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 6004 HAWTHORNE ST, LANDOVER, MD 20785, Parcel No. 02-0175588,

And

ANY UNKNOWN OWNER OF THE PROPERTY 6004 HAWTHORNE ST, LANDOVER, MD 20785, Parcel No. 02-0175588, 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-23-005888

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 02-0175588 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:

6,107.0000 Sq. Ft. & Imps. Cheverly Lot 1463 Blk 62

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

It is thereupon this 2nd day of January, 2024, 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 5th day of March, 2024, and redeem the property with Parcel Identification Number 02-0175588 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
146246 (1-11,1-18,1-25)

ORDER OF PUBLICATION

BRUISER HOLDINGS LLC
Plaintiff,
vs.
MILITARY AND AEROSPACE SALES LLC
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 9841 GREENBELT RD UNIT G-3, LANHAM, MD 20706, Parcel No. 14-3119997,

And

ANY UNKNOWN OWNER OF THE PROPERTY 9841 GREENBELT RD UNIT G-3, LANHAM, MD 20706, Parcel No. 14-3119997, 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-23-005897

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 14-3119997 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

PHASE THREE / UNIT G-3 1,299.0000 Sq. Ft. & Imps. Greenbelt Office C

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

It is thereupon this 2nd day of January, 2024, 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 5th day of March, 2024, and redeem the property with Parcel Identification Number 14-3119997 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
146252 (1-11,1-18,1-25)

ORDER OF PUBLICATION

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

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7003 BEACON LIGHT RD, RIVERDALE, MD 20737, Parcel No. 02-0188771,

And

ANY UNKNOWN OWNER OF THE PROPERTY 7003 BEACON LIGHT RD, RIVERDALE, MD 20737, Parcel No. 02-0188771, 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-23-005890

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 02-0188771 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:

7500 SQ FT BK MD ICE CO 7,492.0000 Sq. Ft.

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

It is thereupon this 2nd day of January, 2024, 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 5th day of March, 2024, and redeem the property with Parcel Identification Number 02-0188771 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
146247 (1-11,1-18,1-25)

ORDER OF PUBLICATION

BRUISER HOLDINGS LLC
Plaintiff,
vs.
FRANCISCA LEDESMA & ARACELIS DE LOS SANTO
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7996 RIGGS RD UNIT 7996, HYATTSVILLE, MD 20783, Parcel No. 17-1888601,

And

ANY UNKNOWN OWNER OF THE PROPERTY 7996 RIGGS RD UNIT 7996, HYATTSVILLE, MD 20783, Parcel No. 17-1888601, 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-23-005900

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1888601 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 7996 2,575.0000 Sq. Ft. & Imps. Serene Townhouse V

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

It is thereupon this 2nd day of January, 2024, 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 5th day of March, 2024, and redeem the property with Parcel Identification Number 17-1888601 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
146253 (1-11,1-18,1-25)

LEGALS

ORDER OF PUBLICATION

BRUISER HOLDINGS LLC
Plaintiff,
vs.
JOSEPH D SHIFFLETT
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 14609 BERRY RD, ACCOKEEK, MD 20607, Parcel No. 05-0309641,

And

ANY UNKNOWN OWNER OF THE PROPERTY 14609 BERRY RD, ACCOKEEK, MD 20607, Parcel No. 05-0309641, 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-23-005891

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 05-0309641 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:

27,181.0000 Sq. Ft. & Imps. South Piscataway Lot 90

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

It is thereupon this 2nd day of January, 2024, 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 5th day of March, 2024, and redeem the property with Parcel Identification Number 05-0309641 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
146248 (1-11,1-18,1-25)

ORDER OF PUBLICATION

BRUISER HOLDINGS LLC
Plaintiff,
vs.
GREGORY N NEWBERRY & TERRANCE A & JAMES B KNIGHT
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 582 WILSON BRIDGE DR UNIT: 6783 B-1, OXON HILL, MD 20745, Parcel No. 12-1319961,

And

ANY UNKNOWN OWNER OF THE PROPERTY 582 WILSON BRIDGE DR UNIT: 6783 B-1, OXON HILL, MD 20745, Parcel No. 12-1319961, 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-23-005898

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1319961 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

CONDOMINIUM BLDG 21 UNIT 6783-B-1 2,001.0000 Sq. Ft. & Imps. Wilson Bridge

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

It is thereupon this 2nd day of January, 2024, 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 5th day of March, 2024, and redeem the property with Parcel Identification Number 12-1319961 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
146256 (1-11,1-18,1-25)

ORDER OF PUBLICATION

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

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 6600 WOODLAND RD, SUITLAND, MD 20746, Parcel No. 06-0434456,

And

ANY UNKNOWN OWNER OF THE PROPERTY 6600 WOODLAND RD, SUITLAND, MD 20746, Parcel No. 06-0434456, 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-23-005893

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0434456 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

PT LT 23 EQ 24 657 SQ FT 24,657.0000 Sq. Ft. & Imps. Morningside

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

It is thereupon this 2nd day of January, 2024, 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 5th day of March, 2024, and redeem the property with Parcel Identification Number 06-0434456 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
146249 (1-11,1-18,1-25)

ORDER OF PUBLICATION

BRUISER HOLDINGS LLC
Plaintiff,
vs.
MARY A SMITH
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1108 OAKDALE DR, HYATTSVILLE, MD 20782, Parcel No. 17-1866359,

And

ANY UNKNOWN OWNER OF THE PROPERTY 1108 OAKDALE DR, HYATTSVILLE, MD 20782, Parcel No. 17-1866359, 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-23-005899

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1866359 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:

6,000.0000 Sq. Ft. & Imps. Oakdale Terrace Lot 8 Blk B

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

It is thereupon this 2nd day of January, 2024, 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 5th day of March, 2024, and redeem the property with Parcel Identification Number 17-1866359 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
146255 (1-11,1-18,1-25)

The Prince George's Post Newspaper Call 301-627-0900 or Fax 301-627-6260 Have a Very Safe Weekend

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: **1/29/2024.**

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

2005 DODGE DAKOTA 1D7HW42N55S128057

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

2005 PONTIAC MONTANA/SV6 MD 4DZ0688 1GMDV23E95D132630
2008 KIA SPECTRA KNAFE121785510428
2009 DODGE CHARGER VA TVZ6094 2B3KA43D39H576252
2009 SUBARU IMPREZA JF1GE60689H515131

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

2007 MERCEDES-BENZ GL450 MD 4FB4492 4JGBF71E17A119010
2006 SCION XA GA S0741672 JTKKT624560170696
2007 CHEVROLET SILVERADO 1GCEK19J37E572291
2016 HYUNDAI SANTA FE TX NWP5426 5XYZW4LA1GG368032
2000 MERCEDES-BENZ M-CLASS 4JGAB54E4YA170364
2003 FORD FOCUS VA UEE4360 1FAFP34P03W121228
2009 INFINITI G37 JNKC64E19M604118
2012 FORD FUSION PA LHR0471 3FAHP0HA9CR221540
2012 BMW X6 VA TWZ1305 5UXFG8C5XCL590656

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

2013 TOYOTA SCION NC TLL2052 JF1ZNA18D2704520
2017 TOYOTA TUNDRA WV 1RZ106 5TFCY5F11HX021476
2015 MERCEDES-BENZ S-CLASS MD 5DJ1835 WDDUG8FB0FA093342
2010 TOYOTA TACOMA 5TETX4CN3AZ720420

146326 (1-18)

LEGALS

County Executive Hearing

The County Executive
of
Prince George's County, Maryland
NOTICE OF PUBLIC HEARING
ON

PROPOSED FISCAL YEAR 2025 BUDGET

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

The Public Hearing on this proposal will be held on:

Monday, January 29, 2024
6:00 PM – 8:00 PM
VIRTUAL MEETING
(Streaming via YOUTUBE)

YouTube Link: <https://www.youtube.com/watch?v=b32ua7Em05o>

Persons wishing to provide live testify can register online on the County's website (Zoom Link) for placement on the advanced speakers list. All speakers must be registered by Friday, January 26, 2024, at 5:00 PM. If you encounter any problems registering via the Zoom link, please contact the Office of Management and Budget by telephone (301- 952-5140) or email (OMB@co.pg.md.us).

ZOOM MEETING REGISTRATION LINK

https://mypgc.zoom.us/j/webinar/register/WN_iWIBMwpGTL29eq4nUNRBA#/registration

A time limitation of three minutes will be imposed for all speakers. There may be only one speaker per organization. All live testimony registrants will receive a direct link to their email for logging into the Zoom meeting. Make sure your Zoom name matches the name used to register to testify.

Written testimony will be accepted in lieu of, or in addition to, oral comments. Written testimony can be emailed to OMB@co.pg.md.us by Wednesday, January 31, 2024.

The County Executive encourages the involvement and participation of individuals with disabilities in its programs, services, and activities. Reasonable Accommodations will be available to meet the Americans with Disabilities Act.

BY ORDER OF THE PRINCE GEORGE'S COUNTY EXECUTIVE

ANGELA D. ALSOBROOKS
County Executive

146345 (1-18,1-25)

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

**12707 DUCKETTOWN ROAD
LAUREL, MD 20708**

By authority contained in a Deed of Trust dated August 26, 2005 and recorded in Liber 24966, Folio 495, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$236,000.00, 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

FEBRUARY 6, 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 \$29,000.00 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

146327 (1-18,1-25,2-1)

THIS COULD BE YOUR AD!

Call 301-627-0900

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: **1/29/2024.**

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

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

2008 ACCORD BLACK DC GE8962 1HGCP36888A026912
2008 CHRYSLER 300 MD 1DG0835 2C3KA43R68H262205
2003 HONDA ACCORD MD 8EN8538 1HGCM56433A052005
2015 MAZDA MAZDA3 MD A144283 3MZBM1V71FM205807
2010 FORD TAURUS MD 6EN0937 1FAHP2EW9AG131000
1997 MERCURY GRAND MARQUIS MD 8BR3584 2MELM74W9VX655449
2005 HONDA ODYSSEY MD 38116M1 5FNRL38815B085322
2009 NISSAN MURANO MD 6FC2480 JN8AZ18W09W210122
2008 NISSAN SENTRA MD 8DT2781 3N1AB61E98L655254
1996 FORD EXPLORER MD A3240037 1FMDU35P2ZB65766

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

2012 ACURA TSX PA LSA2648 JH4CU2F44CC023614

146325 (1-18)

LEGALS

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 thereafter. 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)

**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;

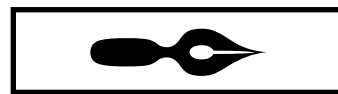
ORDERED, that this Order shall be posted at the Court House door in accordance with Maryland Rule 2-122(a)(1), said posting to be completed by the 27th day of January, 2024, and it is further;

ORDERED that the DEFENDANT, **JOSE ERIBERTO HERNANDEZ GOMEZ**, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 26th 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
146224 (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 thereafter. 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)

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

True Copy—Test:
Mahasin El Amin, Clerk
146224 (1-4,1-11,1-18)

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 thereafter. 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)

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LEGALS

COMBINED FINAL NOTICE AND PUBLIC EXPLANATION OF A PROPOSED ACTIVITY IN A 100-YEAR FLOODPLAIN AND NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS (NOI-RROF)

January 18, 2024

To: All interested Agencies, Groups, and Individuals

Pursuant to 24CFR 55.20(g) and 24 CFR Section 58.70, this combined Final Notice and Public Explanation of a Proposed Activity in a 100-Year Floodplain and Notice of Intent to Request of Release of Funds (NOI-RROF) satisfies two separate procedural requirements for the proposed activity described in this notice.

FINAL NOTICE AND PUBLIC EXPLANATION OF A PROPOSED ACTIVITY IN A 100-YEAR FLOODPLAIN

This is to give notice that Prince George's County as a Responsible Entity under Part 58 has conducted an evaluation as required by Executive Order 11988, in accordance with the United States Department of Housing and Urban Development (HUD) regulations at 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management and Wetlands Protection. The activity is funded through the Community Development Block Grant (CDBG) under HUD grant number B-23-UC-24-0002. The Housing Initiative Partnership, Inc. (HIP) proposes to use CDBG funds as part of their HIP Homes: Single-Family Acquisition program to acquire, rehabilitate, and resell the subject property. The proposed activity is part of the overall HIP Homes: Single-Family Acquisition program and located at 6307 Carrington Court in Capitol Heights, Prince George's County, Maryland 20743. The residential structure is approximately 0.03-acre (1,152 square feet) in size on an approximately 0.09-acre (4,000 square foot) lot. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for the subject property (Map Number 24033C0144E, Effective September 16, 2016), a 0.03-acre (1,243 square foot) portion of the front of the property including a small portion of the front porch of the residential structure is located in Zone AE (100 year floodplain). The purpose of the activity is to create affordable homeownership opportunities for first time homebuyers through the rehabilitation of acquired vacant, distressed, and uninhabitable properties, and post-rehabilitation resale of the properties to buyers earning 80% or less of the area median income.

Prince George's County has considered the following alternatives and mitigation measures to be taken to minimize adverse impacts and to restore and preserve natural and beneficial values:

- Reasons why the action must take place in a floodplain:
 - The property meets HIPs necessary criteria and is available for purchase.
 - The purchase and renovation of this property will address the need for affordable housing in the area by selling the home to first-time homebuyers earning 80% or less of the area median income post-renovation.
 - The project will help improve the aesthetics of the community by preventing a property from further deterioration that may also cause damage to the adjoining townhome on the western border.
- Alternatives considered and reasons for non-selection:
 - Option B is to obtain a Letter of Map Amendment (LOMA) from FEMA. This option is being considered by HIP and an Elevation Certificate has been completed for the property and the submission of a Letter of Map Change request to FEMA to obtain a LOMA is underway. If issued by FEMA, the LOMA would officially remove the property and/or residential structure from the SFHA. However, this option may not be completed in the required timeframe to purchase the property.
 - Option C is to elevate the structure above the Base Flood Elevation (BFE). This option was not considered given that the residential structure is a townhome, and a structural elevation of the home would not be possible without also acquiring the adjoining, currently occupied, townhome.
 - Option D is to acquire a different property. This option is not currently being considered as another eligible property would need to be located and available for purchase. The HIP Homes program targets vacant, distressed, and uninhabitable homes that are available for acquisition typically within the older inner beltway communities. HIP works with a real estate broker and at times directly with a bank to acquire vacant houses, and currently, there are no other eligible properties available for purchase.
 - Option E is the no action alternative. This option was not considered as the need for affordable housing in the area would go unaddressed and that the necessary repairs to the property at 6307 Carrington Court would not be completed and the property would continue to deteriorate.
- All mitigation measures to be taken to minimize adverse impacts and to restore and preserve natural and beneficial functions and values of the floodplain:
 - To minimize the effects of the rehabilitation to the quality of downstream waters, appropriate best management practices (BMPs) shall be implemented to avoid pollutant discharge from the project area. This includes, but not limited to, ensuring that the project area is clear of trash and that construction wastes are disposed of properly and in accordance with state and/or local requirements. Additional BMPs may be implemented as necessary.
 - Based on the Elevation Certificate, the top of bottom floor elevation is already higher than the BFE and that the lowest equipment servicing the building is a generator located on the northeastern side yard, outside the SFHA. Additional mitigation measures such as the use of flood damage-resistant materials for furnishings and building materials located below the BFE is recommended.
 - Given that the property will be acquired using federal funds and that part of the structure is in a FEMA-designated SFHA, flood insurance coverage must be obtained and continued for the life of the building irrespective of the transfer of ownership.
 - Housing Initiative Partnership, Inc. shall also obtain necessary construction permits and comply with the permit requirements and state and local floodplain protection procedures.

Prince George's County has reevaluated the alternatives to building in the floodplain and has determined that it has no practicable alternative. If a LOMA that removes the property and residential structure from the SFHA is obtained, the flood insurance purchase requirement will be eliminated. The Environmental Review Record shall be updated accordingly to include the LOMA and document compliance with Executive Order 11988 and the flood insurance requirement.

Environmental files that document compliance with steps 3 through 6 of Executive Order 11988, are available for public inspection, review and copying upon request at the times and location delineated in the public comments paragraph of this notice for receipt of comments.

There are three primary purposes for this notice. First, people who may be affected by activities in floodplains and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comment about floodplains can facilitate and enhance Federal efforts to reduce the risks and impacts associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in floodplains, it must inform those who may be put at greater or continued risk.

NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

Grantee Name: Prince George's County, Maryland
 Subgrantee Name: Housing Initiative Partnership, Inc.
 Grantee Address: 9200 Basil Court, Suite 306
 Largo, Maryland 20774
 Telephone: (301) 883-6511

On or after January 29, 2024, Prince George's County will submit a request to HUD Community Planning and Development Division. The request will be for the release of CDBG Program funds under Title 1 of the Housing and Community Development Act of 1974, as amended, to undertake the activity known as "CDBG – HIP Homes – 6307 Carrington Court." This activity is part of the overall HIP Homes: Single-Family Acquisition program which proposes to use CDBG funds to acquire, rehabilitate, and resell the subject property to buyers earning 80% or less of the area median income.

LEGALS

The activity proposed is categorically excluded under HUD regulations at 24 CFR Part 58 from National Environmental Policy Act (NEPA) requirements. An electronic version of the environmental review record is temporarily posted on the HUD Exchange at <https://www.onecpd.info/environmental-review/environmental-review-records>.

PUBLIC COMMENTS ON THE PROPOSED ACTIVITY WITHIN THE FLOODPLAIN AND/OR NOI-RROF

Any individual, group, or agency may submit written comments at the following address or via e mail on or before January 26, 2024: Prince George's County Department of Housing and Community Development; 9200 Basil Court, Suite 306, Largo, Maryland 20774; Attention: Julius N. Mbotiji, Senior Environmental Review Officer [Jnmbotiji@co.pg.md.us]. A full description of the activity may also be requested from 8:30 am to 5:00 pm at the address or e mail address stated above. All comments received by January 26, 2024, will be considered by Prince George's County prior to submitting a request for release of funds.

CERTIFICATION

Prince George's County certifies to HUD that Aspasia Xypolia in her capacity as Director of the Prince George's County Department of Housing and Community Development consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows Prince George's County to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and Prince George's County's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of Prince George's County; (b) Prince George's County has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58; (c) a grant recipient or other participants in the development process have committed funds, incurred costs, or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to Mr. Michael D. Rose, Director, Community Planning and Development Division, HUD at michael.d.rose@hud.gov. Potential objectors should contact HUD at that email address to verify the actual last day of the objection period.

By Authority of:
 Aspasia Xypolia, Director
 Prince George's County
 Department of Housing and Community Development

146322 (1-18)

LEGALS

NOTICE OF INTENT TO DISPOSE OF IMPOUNDED VEHICLES

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

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

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

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

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

YEAR	MAKE	MODEL	VIN
2017	HYUNDAI	SONATA	5NPE34AF5HH497844
2011	Honda	Accord	1HGCP2F88BA126607
2014	Chevy	Impala	2G1WB5E34E1104516
2012	Lexus	CT200	JTHKD5BH9C2055907
2011	Nissan	Sentra	3N1AB6AP1BL701569
2001	FORD	E250	1FTNS24281HB11809
2009	CADILLAC	CTS	1G6DT57V690115614
2004	ACURA	RL	JH4KA96694C007683

146323 (1-18)

**NOTICE OF PUBLIC HEARING
 CITY OF LAUREL, MARYLAND, BOARD OF APPEALS
 THURSDAY, JANUARY 25, 2024
 6:00 P.M.**

Special Exception Application No. 955- Westside- 14930 Silver Trail Lane Laurel, MD 20707

The applicant is seeking Special Exception approval to construct and operate a drive-thru for a Chipotle Restaurant on one end of a strip shopping center located on lot 3 of the Westside Project.

The City of Laurel Board of Appeals will hold a virtual public hearing. The meeting will begin at 6:00 p.m. The public is welcome to join and testify. If you wish to attend or speak, please register for the Zoom meeting information at <https://www.cityoflaurel.org/1534/Meetings-Agendas-and-Minutes> by 3:00 p.m. the day of the meeting. Call 301-725-5300 Ext. 2303 for more information.

146274 (1-18)

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

LEGALS

**CITY OF SEAT PLEASANT
 LEGISLATION ADOPTED
 CITY COUNCIL PUBLIC SESSION
 MONDAY, JANUARY 8, 2024**

ORDINANCE O-24-08

AN ORDINANCE concerning.

AMENDMENT OF FISCAL YEAR 2023-2024 BUDGET FOR GOVERNMENT OFFICE OF CRIME CONTROL AND PREVENTION GRANT FOR POLICE ACCOUNTABILITY COMMUNITY AND TRANSPARENCY TRAINING GRANT FOR SEAT PLEASANT POLICE DEPARTMENT.

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

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

146321 (1-18,1-25)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF JOHN P PUFFETT JR

Notice is given that Michael E Puffett, whose address is 6317 Snug Harbor Road, East New Market, MD 21631, was on January 3, 2024 appointed Personal Representative of the estate of John P Puffett Jr, who died on October 25, 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 3rd day of July, 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.

MICHAEL E PUFFETT
 Personal Representative

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

Estate No. 131187

146303 (1-18,1-25,2-1)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF SHIRLEY VIRGINIA OATES

Notice is given that Rashad Oates, whose address is 911 Postwick Place, Bowie, MD 20716, was on January 3, 2024 appointed Personal Representative of the estate of Shirley Virginia Oates who died on December 19, 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 July, 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.

RASHAD OATES
 Personal Representative

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

Estate No. 131849

146311 (1-18,1-25,2-1)

NOTICE

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

vs.

Estate of Joseph A Giovannoni and Sherry L Giovannoni
 Defendants

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

CIVIL NO. C-16-CV-23-002759

ORDERED, this 11th day of January, 2024 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 15106 Reserve Road, Accokeek, Maryland 20607 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 12th day of February, 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 12th day of February, 2024, next.

The report states the amount of sale to be \$324,000.00.

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

146320 (1-18,1-25,2-1)

Mitchell I. Alkon, Esquire
 Alkon Law LLC
 6110 Executive Blvd Ste 300
 Rockville, MD 20852
 240-290-0913

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF ALICE KERNS DARBY AKA ALICE K DARBY

Notice is given that Nia Evans, formerly known as Nia Francis, whose address is 8005 Grammercy Blvd, Apt 519, Derwood, MD 20855, was on January 4, 2024 appointed Personal Representative of the estate of Alice Kerns Darby AKA Alice K Darby who died on September 12, 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 4th day of July, 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.

NIA EVANS, FORMERLY KNOWN AS NIA FRANCIS
 Personal Representative

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

Estate No. 130910

146309 (1-18,1-25,2-1)

LEGALS

NOTICE

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

Plaintiffs

vs.

Elizabeth Chungong aka Elizabeth Chungong Katta
 Defendant

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

CIVIL NO. CAEF21-01621

ORDERED, this 11th day of January, 2024 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 7651 South Arbory Lane, Laurel, Maryland 20707 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 12th day of February, 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 12th day of February, 2024, next.

The report states the amount of sale to be \$220,000.00.

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

True Copy—Test:
 Mahasin El Amin, Clerk

146318 (1-18,1-25,2-1)

LEGALS

NOTICE

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

Plaintiffs

vs.

Estate of Sean C. Brown
 Defendant

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

CIVIL NO. C-16-CV-23-003691

ORDERED, this 11th day of January, 2024 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 9 Barbary Court #40-5, Upper Marlboro, Maryland 20774 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 12th day of February, 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 12th day of February, 2024, next.

The report states the amount of sale to be \$200,000.00.

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

146319 (1-18,1-25,2-1)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARJORIE DARE SETZER

Notice is given that David J Setzer, whose address is 1124 Woodside Drive, Hanahan, SC 29410, was on January 4, 2024 appointed Personal Representative of the estate of MARJORIE DARE SETZER who died on December 16, 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 4th day of July, 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.

DAVID J SETZER
Personal Representative

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

Estate No. 131868
146314 (1-18,1-25,2-1)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DORIS G MANEGAULT

Notice is given that Charles Manegaault, whose address is 2907 Accokeek Road West, Accokeek, MD 20607, was on January 4, 2024 appointed Personal Representative of the estate of Doris G Manegaault, who died on November 15, 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 July, 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.

CHARLES MANEGAULT
Personal Representative

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

Estate No. 131842
146305 (1-18,1-25,2-1)

JOHN SHIN ESQ.
10440 Little Patuxent Pkwy
Suite 300
Columbia, MD 21044
410-740-5649

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
TRESSA ORNETTA PRICE

Notice is given that Kendra Felicia Campbell, whose address is 473 Boulder Run, Hiram, GA 30141, was on August 10, 2022 appointed Personal Representative of the estate of Tressa Ornetta Price, who died on December 18, 2020 without a will.

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

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

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

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

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

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

KENDRA FELICIA CAMPBELL
Personal Representative

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

Estate No. 123815
146299 (1-18,1-25,2-1)

ORDER OF PUBLICATION

YAMBAR MOORE Plaintiff

vs.

SARAH MOORE Defendant

**In the Circuit Court for
Prince George's County, Maryland
Case No. CAD16-31811**

ORDERED, on this 12th day of January, 2024, by the Circuit Court for Prince George's County, Maryland;

That Defendant, **SARAH MOORE**, is hereby notified as to a Motion for Modification of Child Custody, and therefore it is,

ORDERED, that this Order shall be published in a newspaper of general circulation for the County, for at least three (3) consecutive weeks, in accordance with Maryland Rule 2-122. Said posting is to be completed by the 11th day of February, 2024; and it is further,

ORDERED, that Plaintiff shall mail, by regular mail (first-class mail), to Defendant's last known address, **6001 LIVINGSTON ROAD, OXON HILL, MARYLAND 20745**, a copy of the signed Order of Publication, at least thirty (30) days prior to the response date in said order; and is further,

ORDERED, that Defendant, **SARAH MOORE**, is hereby warned that failure to file an answer or other defense on or before the 12th day of March, 2024 may result in a judgment by default or the granting of the relief sought.

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

True Copy—Test:
Mahasin El Amin, Clerk
146316 (1-18,1-25,2-1)

LEGALS

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

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

**409 MILLWOOLF DRIVE
CAPITOL HEIGHTS, MD 20743**

By authority contained in a Deed of Trust dated May 20, 2008 and recorded in Liber 30215, Folio 240, , among the Land Records of Prince George's County, Maryland, with a maximum principal balance of , and an interest rate of 6.890%, 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

FEBRUARY 6, 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 \$45,000.00 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

146270 (1-18,1-25,2-1)

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**

**6214 BALTIC STREET
CAPITOL HEIGHTS, MD 20743**

By authority contained in a Deed of Trust dated September 23, 2008 and recorded in Liber 30068, Folio 686, , among the Land Records of Prince George's County, Maryland, with a maximum principal balance of , and an interest rate of 6.970%, 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 30, 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 \$40,000.00 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

146232 (1-11,1-18,1-25)

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)

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**

**7514 BURNTWOOD COURT
CLINTON, MD 20735**

By authority contained in a Deed of Trust dated November 6, 2012 and recorded in Liber 34779, Folio 436, , among the Land Records of Prince George's County, Maryland, with an original principal balance of \$382,325.00, and an interest rate of 4.250%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JANUARY 30, 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 \$33,000.00 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

146231 (1-11,1-18,1-25)

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LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CHARLES LENWOOD JOHNSON

Notice is given that Colin Lenwood Johnson, whose address is 16401 Topsail Ln, Woodbridge, VA 22191, was on December 13, 2023 appointed personal representative of the small estate of Charles Lenwood Johnson, who died on January 8, 2020 without a will.

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

All persons having any objection to the appointment 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 claim 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.

COLIN LENWOOD 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. 131643
146298 (1-18)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CHERYL LYNN HARRIS-PROCTOR

Notice is given that Kelvin Harris, whose address is 11404 Dappled Grey Way, Upper Marlboro, Maryland 20772, was on January 3, 2024 appointed Personal Representative of the estate of Cheryl Lynn Harris-Proctor, who died on November 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 3rd day of July, 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.

KELVIN HARRIS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 131439
146304 (1-18,1-25,2-1)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOYCE BELL CROMARTIE

Notice is given that Leonardo W Cromartie, whose address is 1615 Carlyle Drive, Crofton, MD 21114, was on November 29, 2023 appointed Personal Representative of the estate of Joyce Bell Cromartie, 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 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.

LEONARDO W CROMARTIE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 131440
146300 (1-18,1-25,2-1)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SHIRLEY C WEST

Notice is given that Krystal West, whose address is 7610 Serenade Circle, Clinton, MD 20735, was on December 29, 2023 appointed Personal Representative of the estate of Shirley C West, who died on July 24, 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 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.

KRYSTAL WEST
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 131583
146301 (1-18,1-25,2-1)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CHRISTINE WELCH

Notice is given that Terencia Lipford, whose address is 100 Groh Lane, Annapolls, MD 21403, was on January 2, 2024 appointed Personal Representative of the estate of Christine Welch, who died on November 18, 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 2nd day of July, 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.

TERENCIA LIPFORD
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 131843
146302 (1-18,1-25,2-1)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOHN LLOYD ANDRICK JR

Notice is given that Mack Strickler, whose address is 12857 Folly Quarter Rd., Ellicott City, MD 21042, was on January 5, 2024 appointed Personal Representative of the estate of JOHN LLOYD ANDRICK JR who died on October 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 (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 July, 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.

MACK STRICKLER
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 131025
146312 (1-18,1-25,2-1)

**PRINCE GEORGE'S COUNTY
GOVERNMENT
BOARD OF LICENSE
COMMISSIONERS**

**NOTICE OF PUBLIC
HEARING**

The Board of License Commissioners for Prince George's County, Maryland in accordance with the provisions of the Alcoholic Beverage Article of the Annotated Code of Maryland will accept testimony regarding the 2024-2025 Alcohol Beverage License Renewal. Protest requests must be received in our office by March 1, 2024.

All permanent licenses issued by the Board are annual licenses and are valid for one year. Licensees must file renewal applications during the months of February, March, April & May to renew the license for the next year.

Under Alcoholic Beverages Article 4-406, if ten or more residents and/or property owners in the immediate vicinity in which the licensed place of business is located object to the renewal of the license based on specific complaints, and the protest is filed prior to the March 1st deadline, the local licensing board may not approve the renewal without holding a hearing. The Board of License Commissioners shall hear and determine the protest in the same manner as it hears and determines an original application.

Testimony either for or against the request will be accepted at the public hearing. Additional information can be obtained by contacting the Board's Office at 301-583-9980.

**BOARD OF LICENSE COMMISSIONERS
(LIQUOR CONTROL BOARD)**

Attest:
Terence Sheppard
Director
January 10, 2024
146317 (1-18,1-25)

LEGALS

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

IN THE MATTER OF A
PETITION FOR ADOPTION
OF A MINOR

Adoption No. CAA22-23086

**NOTICE OF PUBLICATION TO
BIOLOGICAL FATHER**

To: **TAVARIS BOSTON**, Biological father: You are hereby notified that an adoption case has been filed in the Circuit Court for Prince George's County, Adoption No. CAA22-23086. All persons who believe themselves to be the parent of a female child born on March 22, 2007, in Anne Arundel County, Maryland, to **KRISTINE NICOLE JONES**, birth date July 17, 1986, shall file a written response. A copy of the show cause order may be obtained from the Clerk's Office at the Circuit Court for Prince George's County, Maryland, 14735 Main Street, Upper Marlboro, Maryland 20772 and telephone number: 301-952-5206. If you do not file a written objection by 30 days from the date this notice appears in a Prince George's County Newspaper, you will have agreed to the permanent loss of your parental rights to this child.

HERMAN C. DAWSON, JUDGE

146324 (1-18,1-25)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SHIRLEY C WEST

Notice is given that Krystal West, whose address is 7610 Serenade Circle, Clinton, MD 20735, was on December 29, 2023 appointed Personal Representative of the estate of Shirley C West, who died on July 24, 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 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.

KRYSTAL WEST
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 131583
146301 (1-18,1-25,2-1)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ROLAND C JOHNSON SR

Notice is given that Gennie Norman, whose address is 10805 Blackstone Avenue, Cheltenham, MD 20623, was on October 27, 2023 appointed Personal Representative of the estate of Roland C Johnson Sr, who died on July 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 27th 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.

GENNIE NORMAN
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 130473
146310 (1-18,1-25,2-1)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOAN CATHERINE BALDUCCI

Notice is given that Joseph M Balducci, whose address is 8219 Treebrooke Ln., Alexandria, VA 22308, was on January 5, 2024 appointed Personal Representative of the estate of JOAN CATHERINE BALDUCCI who died on December 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 5th day of July, 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.

JOSEPH M BALDUCCI
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 131880
146313 (1-18,1-25,2-1)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SHARON EILEEN STATEN

Notice is given that Jamila Jones Kennedy, whose address is 1100 W Riverview Road, Fort Washington, MD 20744, was on January 5, 2024 appointed Personal Representative of the estate of Sharon Eileen Staten, who died on May 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 5th day of July, 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.

JAMILA JONES KENNEDY
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 131885
146306 (1-18,1-25,2-1)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ROLAND C JOHNSON SR

Notice is given that Jacalyn K Wetzel, whose address is 2081 Trailwood Dr, Biloxi, MS 39532, was on January 4, 2024 appointed Personal Representative of the estate of Roland C Johnson Sr, who died on June 17, 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 4th day of July, 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.

JACALYN K WETZEL
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 126011
146307 (1-18,1-25,2-1)

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