# The Prince George's Post

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LEGALS		LEGALS		LEGALS	
ORDER OF PUBLICATION Paradise Point LLC C/O Lucas I. Dansie Counsel for Plaintiff 406 5th Street NW, Lower Level Washington DC 20001 Phone (202) 783-1597	ORDER OF PUBLICATION Paradise Point LLC C/O Lucas I. Dansie Counsel for Plaintiff 406 5th Street NW, Lower Level Washington DC 20001 Phone (202) 783-1597	ORDER OF PUBLICATION FAYETTEVILLE PROPERTIES, INC. C/O KMA LAW OFFICE 540 RITCHIE HIGHWAY, STE 201 SEVERNA PARK, MARYLAND 21146	ORDER OF PUBLICATION FAYETTEVILLE PROPERTIES, INC. C/O KMA LAW OFFICE 540 RITCHIE HIGHWAY, STE 201 SEVERNA PARK, MARYLAND 21146	ORDER OF PUBLICATION FAYETTEVILLE PROPERTIES, INC. C/O KMA LAW OFFICE 540 RITCHIE HIGHWAY, STE 201 SEVERNA PARK, MARYLAND 21146	ORDER OF PUBLICATION FAYETTEVILLE PROPERTIES, INC. C/O KMA LAW OFFICE 540 RITCHIE HIGHWAY, STE 201 SEVERNA PARK, MARYLAND 21146
lucas@dansielaw.com, V.	lucas@dansielaw.com, V.	PLAINTIFF V.	PLAINTIFF V.	PLAINTIFF V.	PLAINTIFF V.
CVC USA Corporation 12800 Bay Hill Dr	CVC USA Corporation 12800 Bay Hill Dr.	CHEVERLY MEWS, LLC	CHEVERLY MEWS, LLC	CHEVERLY MEWS, LLC	CHEVERLY MEWS, LLC
Beltsville, MD 20705, and	Beltsville, MD 20705, and	SERVE ON: ROY LITTLEJOHN, RESIDENT AGENT & SOLE MEM- BER	SERVE ON: ROY LITTLEJOHN, RESIDENT AGENT & SOLE MEM- BER	SERVE ON: ROY LITTLEJOHN, RESIDENT AGENT & SOLE MEM- BER	SERVE ON: ROY LITTLEJOHN, RESIDENT AGENT & SOLE MEM- BER
Benjamin C. Winn, Esq. 3701 Pender Dr. Suite 210	Benjamin C. Winn, Esq. 3701 Pender Dr. Suite 210	7080 31ST STREET NW WASHINGTON DC 20015			
Fairfax, VA 22030,	Fairfax, VA 22030,	SERVE ON: ROY LITTLEJOHN, RESIDENT AGENT & SOLE MEM- BER	SERVE ON: ROY LITTLEJOHN, RESIDENT AGENT & SOLE MEM- BER	SERVE ON: ROY LITTLEJOHN, RESIDENT AGENT & SOLE MEM- BER	SERVE ON: ROY LITTLEJOHN, RESIDENT AGENT & SOLE MEM- BER
Woori America Bank c/o James Seung Lee, Res. Agent	Woori America Bank c/o James Seung Lee, Res. Agent	1311 MORNINGSIDE DRIVE SILVER SPRING, MD 20904			
10035 Baltimore National Pike Ellicott City, MD 21042,	10035 Baltimore National Pike Ellicott City, MD 21042,	AND	AND	AND	AND
and	and	(All persons having or claiming to have an interest in the property sit- uate and lying in Prince George's	(All persons having or claiming to have an interest in the property sit- uate and lying in Prince George's	(All persons having or claiming to have an interest in the property sit- uate and lying in Prince George's	(All persons having or claiming to have an interest in the property sit- uate and lying in Prince George's
Prince George's County, Maryland,	Prince George's County, Maryland,	County and known as:)			
and	and	0 IVYWOOD AVE CAPITOL HEIGHTS, MD 20743	0 HUSKWOOD AVE (x5761) CAPITOL HEIGHTS, MD 20743	0 HUSKWOOD AVE (x5753) CAPITOL HEIGHTS, MD 20743	0 HUSKWOOD AVE (x5746) CAPITOL HEIGHTS, MD 20743
all unknown owners of the property described below, their 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 and any and all persons having or claiming to have an interest in the property de- scribed as:	all unknown owners of the property described below, their 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 and any and all persons having or claiming to have an interest in the property de- scribed as:	AND PRINCE GEORGE'S COUNTY MARYLAND SERVE ON: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY 1301 MCCORMICK DRIVE, STE 4100 LARGO, MD 20774	AND PRINCE GEORGE'S COUNTY MARYLAND SERVE ON: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY 1301 MCCORMICK DRIVE, STE 4100 LARGO, MD 20774	AND PRINCE GEORGE'S COUNTY MARYLAND SERVE ON: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY 1301 MCCORMICK DRIVE, STE 4100 LARGO, MD 20774	AND PRINCE GEORGE'S COUNTY MARYLAND SERVE ON: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY 1301 MCCORMICK DRIVE, STE 4100 LARGO, MD 20774
12800 BAY HILL DR BELTSVILLE 20705-0000 and also known as Ac-	BAY HILL DR BELTSVILLE 20705- 0000 and also known as Account	AND	AND	AND	AND
count Number 01-3245867, Defendants.	Number 01-3666054, Defendants.	UNKNOWN OWNERS OF THE PROPERTY:			
In the Circuit Court for Prince George's County, Maryland	In the Circuit Court for Prince George's County, Maryland	0 IVYWOOD AVE CAPITOL HEIGHTS, MD 20743	0 HUSKWOOD AVE (x5761) CAPITOL HEIGHTS, MD 20743	0 HUSKWOOD AVE (x5753) CAPITOL HEIGHTS, MD 20743	0 HUSKWOOD AVE (x5746) CAPITOL HEIGHTS, MD 20743
<b>Case No. CAE 21-02680</b> The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop- erty, sold by the Collector of Taxes for Prince George's County to the Plaintiff:	<b>Case No. CAE 21-02681</b> The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop- erty, sold by the Collector of Taxes for Prince George's County to the Plaintiff:	The unknown owner's heirs, de- visees, and Personal Representa- tives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest	The unknown owner's heirs, de- visees, and Personal Representa- tives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest	The unknown owner's heirs, de- visees, and Personal Representa- tives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest	The unknown owner's heirs, de- visees, and Personal Representa- tives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest
12800 BAY HILL DR BELTSVILLE	BAY HILL DR BELTSVILLE 20705-	Defendants	Defendants	Defendants	Defendants
20705-0000 also known as Account Number 01-3245867 The Complaint states, among other things, that the amounts nec-	0000 also known as Account Num- ber: 01-3666054 The Complaint states, among other things, that the amounts nec-	In the Circuit Court for Prince George's County, Maryland CASE NO.:	In the Circuit Court for Prince George's County, Maryland CASE NO.:	In the Circuit Court for Prince George's County, Maryland CASE NO.:	In the Circuit Court for Prince George's County, Maryland CASE NO.:
essary for redemption have not been paid. It is therefore on this 10th day of May, 2021, by the Circuit Court for Prince George's County, Maryland:	essary for redemption have not been paid. It is therefore on this 10th day of May, 2021, by the Circuit Court for Prince George's County, Maryland:	CAE 21-02697 The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop- erty described below in the State of	<b>CAE 21-02698</b> The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop- erty described below in the State of	<b>CAE 21-02699</b> The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop- erty described below in the State of	<b>CAE 21-02700</b> The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop- erty described below in the State of
ORDERED, that notice be given by insertion of a copy of this ORDER in some newspaper having a general circulation in Prince George's County once a week for	ORDERED, that notice be given by insertion of a copy of this ORDER in some newspaper having a general circulation in Prince George's County once a week for	Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:	Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:	Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:	Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

All that property in Prince George's County described as: Lots 45.46.47. 48 & 49, 12,500.0000 Sq. Ft., Engle-wood Blk 5, Assmt \$17,500, Lib 15897 Fl 582, tax account no 18-1985753, and assessed All that property in Prince George's County described as: Lots 40,41,42,43,44, 12,500.0000 Sq.Ft., Engle-wood Blk 5, Assmt \$17,500, Lib 15897 Fl 582, tax account no 18-1985746, and assessed to Chowarly Move LC

George's County once a week for three (3) successive weeks, warning all persons interested in the prop-erty to appear in this Court by the 13th day of July, 2021 and redeem the property and answer the Com-plaint, or thereafter a Final Judg-ment will be entered foreclosing all rights of redemution in the proprights of redemption in the prop-erty, and vesting in the Plaintiff a title, free and clear of all encumbrances.

a general circulation in Prince George's County once a week for

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

True Copy—Test: Mahasin El Amin, Clerk (5-20,5-27,6-3) 139507

all persons interested in the prop-erty to appear in this Court by the 13th day of July, 2021 and redeem the property and answer the Com-plaint, or thereafter a Final Judg-ment will be entered foreclosing all rights of redemption in the proprights of redemption in the pro erty, 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

a general circulation in Prince George's County once a week for

three (3) successive weeks, warning

True Copy—Test: Mahasin El Amin, Clerk (5-20,5-27,6-3) 139508

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

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

### 9611 CONVERSE COURT BRANDYWINE, MARYLAND 20613

By virtue of the power and authority contained in a Deed of Trust from Brenda J Brooks-Blalock, dated May 28, 2008, and recorded in Liber 29737 at folio 573 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 14735 Main Street , Upper Marlboro, Maryland, on

### JUNE 8, 2021

### AT 9:30 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$19,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan dis-trict charges to be adjusted for the current year to the date of sale, and as-sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall be one by the purchaser. Bur 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 # <u>20-603949</u>)

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

(5-20,5-27,6-3) 139531

no 18-2013332, and assessed to Cheverly Mews, LLC

All that property in Prince George's County described as: Lots 26.27.28. 29. 30, 20,000.0000 Sq.Ft., Engle-wood Blk 5, Assmt \$17,700, Lib 15897 Fl 582, tax account po 18-2013332 and assessed

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

and a day from the date of sale has expired. It is thereupon this 10th day of May, 2021, 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 George's County once a week for three (3) successive weeks on or be-fore the 4th day of June, 2021, warning all persons interested in the property to appear in this Court by the 13th day of July, 2021, and rethe 13th day of July, 2021, and re-deem the property described above and answer the Complaint or there-after a Final Judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 139511 (5-20,5-27,6-3) to Cheverly Mews, LLC

All that property in Prince George's County described as: Lots 50,51,52,53,54, 12,500.0000 Sq.Ft., Engle-wood Blk 5, Assmt \$17,600, Lib 15897 Fl 582, tax account no 18-1985761, and assessed to Chaurarky Marca LC

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

and a day from the date of sale has expired. It is thereupon this 10th day of May, 2021, 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 be-George's County once a week for three (3) successive weeks on or be-fore the 4th day of June, 2021, warn-ing all persons interested in the property to appear in this Court by the 13th day of July, 2021, and re-deem the property described above and answer the Complaint or there-after a Final Judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk (5-20,5-27,6-3) 139512

to Cheverly Mews, LLC

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

It is thereupon this 10th day of May, 2021, 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 baying a

Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or be-fore the 4th day of June, 2021, waning all persons interested in the property to appear in this Court by the 13th day of July, 2021, and re-deem the property described above and answer the Complaint or there-after a Final Judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 139513 (5-20,5-27,6-3) to Cheverly Mews, LLC

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

It is thereupon this 10th day of May, 2021, 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 baying a

Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or be-fore the 4th day of June, 2021, warning all persons interested in the ing all persons interested in the property to appear in this Court by the 13th day of July, 2021, and re-deem the property described above and answer the Complaint or there-after a Final Judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances 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 (5-20,5-27,6-3) 139514

### Proudly Serving Prince George's County Since 1932

### **LEGALS**

### CITY OF SEAT PLEASANT LEGISLATION ADOPTED CITY COUNCIL REGULAR WORK SESSION MONDAY, MAY 3, 2021

A CHARTER AMENDMENT RESOLUTION OF THE COUNCIL OF THE CITY OF SEAT PLEASANT, passed pursuant to the authority of Article XI-E of the Constitution of Maryland and §§ 4-302(1) and 4-304 of the Local Government Article of the Maryland Annotated Code to amend the Charter of the City of Seat Pleasant (as published in Municipal Charters of Maryland, Vol. 7 (2008 Replacement Edition and November 2015 Supplement) for purpose of amending certain sections of the City Charter and providing that the title of this Charter Amendment Resolution shall be deemed a fair summary.

The amendments to the Charter contained in the Charter Amendment Resolution will become effective on June 21, 2021, subject to the provisions of Article 23A, Section 13 of the Annotated Code of Maryland regarding the right of the qualified voters of the City to petition the proposed amendments to referendum on or before June 11th, 2021. The Resolution shall be posted and can be viewed in its entirety at City Hall (address below) through at least June 21st, 2021.

Copies of this legislation are also available from the Office of the City Clerk

Seat Pleasant Police Department 6011 Addison Rd. Seat Pleasant, MD 20743

(5-20, 5-27, 6-3, 6-10)



139492

### **ORDER OF PUBLICATION**

FAYETTEVILLE PROPERTIES, C/O KMA LAW OFFICE 540 RITCHIE HIGHWAY, STE 201 SEVERNA PARK, MARYLAND 21146

PLAINTIFF

CHEVERLY MEWS, LLC

V.

SERVE ON: ROY LITTLEJOHN, **RESIDENT AGENT & SOLE MEM-**BER 7080 31ST STREET NW WASHINGTON DC 20015

SERVE ON: ROY LITTLEJOHN, **RESIDENT AGENT & SOLE MEM-**BER 1311 MORNINGSIDE DRIVE SILVER SPRING, MD 20904

### AND

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

0 HUSKWOOD AVE (x5738) CAPITOL HEIGHTS, MD 20743

#### AND

PRINCE GEORGE'S COUNTY MARYLAND SERVE ON: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY 1301 MCCORMICK DRIVE, STE 4100 LARGO, MD 20774

AND

UNKNOWN OWNERS OF THE PROPERTY:

#### 0 HUSKWOOD AVE (x5738) CAPITOL HEIGHTS, MD 20743

The unknown owner's heirs, devisees, and Personal Representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants

### In the Circuit Court for Prince George's County, Maryland CASE NO.: CAE 21-02701

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty 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:

All that property in Prince George's County described as: Lots 35.36.37. 38 & 39, 12 500 0000 Sa Et Enclo 12,500.0000 Sq.Ft., Engle-wood Blk 5, Assmt \$17,500, Lib 15897 Fl 582, tax account

### **ORDER OF PUBLICATION**

PRINCE GEORGE'S COUNTY, MARYLAND A Body Corporate and Politic 1301 McCormick Drive, Suite 1100 Largo, MD 20774 Plaintiff

v.

### Eugene Moriaty ADDRESS UNKNOWN

### and Mary I. Moriaty ADDRESS UNKNOWN

### Defendants

And any and all persons that have or claim to have any interest in the property situate, lying and being in the NINTH ELECTION DISTRICT of Prince George's County, Maryland. And any testate and intestate successors of Eugene Moriaty or Mary I. Moriaty, both believed possibly to be deceased. Said Property described as follows:

### PROPERTY DESCRIPTION

All that property described as Lot numbered Thirty Two (32) in Block Lettered "A", in that subdivision delineated of record as "CLINTON GROVE" per plat of subdivision recorded in Plat Book BB 14 at plat 89 among the Land Records of Prince George's County, Maryland; said property assessed as 20,650 square feet under Tax ID No.: 09-0916981; being in the Ninth Election District of the County. Said property being part of that same land and premises described in deed conveyance into Eugene Moriaty and Mary I. Moriaty, recorded in Liber 1669 at folio 510 among said Land Records, and commonly known as 9533 Badger Avenue, Clinton, MD 20735-4430.

#### Defendants

### In the Circuit Court for Prince George's County, Maryland CAE 20-12093

The object of this proceeding is to secure the foreclosure of all rights of redemption in the aforegoing prop-erty situated and lying in Prince George's County, Maryland, which was sold by the Collector of Taxes for Prince George's County to the Plaintiff at the 2018 County tax sale. The Complaint states, among other things, that the amount necessary for redemption has not been paid, although more than six months from the date of sale has expaid, pired.

It is thereupon this 10th day of May, 2021, 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 a general circulation in Prince general circulation in Prince George's County, Maryland, once a week for three successive weeks, warning all persons interested in the said property to be and appear in this Court by the 13th day of July, 2021, and redeem the aforesaid and answer oron he Com plaint, or thereafter a Final Order will be rendered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title free and clear of all encumbrances.

### **LEGALS**

sary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have ex-pired, and more than two (2) months from the date that the first of two (2) separate pre-suit notices of the tax sale was sent to each required inter-

It is thereupon this 10th day of May, 2021, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 4th day of June, 2021, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 13th day of July, 2021, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold, free and clear of all encumbrances.

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

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

True Copy—Test: Mahasin El Amin, Clerk 139519 (5-20,5-27,6-3)

### LEGALS

LM File No.: 380-00002-Treasured Lands, LLC

LEWIS MCDANIELS, LLC 50 Citizens Way Suite 202 Frederick, MD 21701

### **ORDER OF PUBLICATION**

### Treasured Lands, LLC,

Plaintiff VS.

Jonah R. Birnbaum; 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 27.28.29.30.31 12,500.0000 Sq.Ft. Bowie Blk 25 Assmt \$24,000 Lib 38777 Fl 394 and being identified on the Tax Roll as Account No. 14-1657568, and which may be known as that vacant Lot on 6th St., Glenn Dale, Maryland 20769, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, described as Lots 27.28.29.30.31 12,500.0000 Sq.Ft. Bowie Blk 25 Assmt \$24,000 Lib 38777 Fl 394 and being identified on the Tax Roll as Account No. 14-1657568, and which may be known as that vacant Lot on 6th St., Glenn Dale, Maryland 20769, Defendants.

### ORDER OF PUBLICATION Alexander Zakharin 25 Hooks Ln Ste 202 Pikesville, MD 21208 Plaintiff Volunteer Fire Dept College Park S/O Carl N. Cimino, RA 6021 Ridge Drive Bethesda, MD 20816 and State of Maryland S/O Brian Frosh, Attorney General 200 St. Paul Place Baltimore, MD 21202

and

Prince George's County S/O Stephen J. McGibbon Director of Finance 1301 McCormick Drive Suite 1100 Largo, MD 20774

The County Executive and County Council of Prince George's County S/O Rhonda L. Weaver County Attorney 1301 McCormick Drive Suite 4100 Largo, MD 20774

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in the Prince George's County, known as 5100 Roanoke Place and described as 13.575.0000Sq. Ft. Central Heights Lot 29 Map 003 Grid 00E1 Plat No.: E-2308 Being known as District 21 Account No.: 2299923, on The Tax Roll of the Director of Finance

### Defendants

#### In the Circuit Court for Prince George's County, Maryland CASE NO.: CAE 21-02744

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 5100 Roanoke Place in Prince George's County, State of Maryland, sold by the Fi-nance Officer of Prince George's County, State of Maryland to Alexander Zakharin, the Plaintiff.

A description of the property in substantially the same form as the description appearing on the Trea-surer's and/or Director's tax roll and Deed hereinafter referred to is: known as 5100 Roanoke Place and described as 13.575.000 Sq. Ft. Cen-tral Heights Lot 29 Map 0033 Grid 00E1 Plat No.: E-2308 Being known as District 21 Account No.: 229923, on The Tax roll of the Director of Finance

The complaint states among other things that the amount necessary for It is thereupon this 24th day of May, 2021, 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 circu-lation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear in this Court by the 27th day of July, 2021, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances.

### **LEGALS**

### **ORDER OF PUBLICATION**

Alexander Zakharin 25 Hooks Ln Ste 202 Pikesville, MD 21208 Plaintiff

Romey Collectives, LLC S/O Stephen J. Williams, RA 9500 Arena Dr., Suite 280 Upper Marlboro, MD 20774

Holly Hill Condominium C/O Nagle and Zaller, PC 7226 Lee DeForest Drive, Suite 102 Columbia, MD 21046

### and

State of Maryland S/O Brian Frosh, Attorney General 200 St. Paul Place Baltimore, MD 21202

#### and

Prince George's County S/O Stephen J. McGibbon Director of Finance 1301 McCormick Drive Suite 1100 Largo, MD 20774

The County Executive and County Council of Prince George's County S/O Rhonda L. Weaver County Attorney 1301 McCormick Drive Suite 4100 Largo, MD 20774

#### and

All unknown owners of the property described 1,623.000 Sq Ft & Imps Holly Hills Condo Map 0089 Grid 00E1 Plat No.: 114084 Being known as District 06 Account No.:0526988 On the tax Roll of the Director of Finance

### Defendants

### In the Circuit Court for Prince George's County, Maryland CASE NO.: CAE 21-02745

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 7210 Donnell Place, Condo Unit D3 in Prince George's County, State of Maryland, sold by the Finance Officer of Prince George's County, State of Maryland to Alexander Zakharin, the Plaintiff

A DESCRIPTION of the property in substantially the same form as the description appearing on the Trea-surer's and/or Director's tax roll and Deed hereinafter referred to is: known as 7210 Donnell Place, Condo Unit D3 and described as 1,623.000 Sq. Ft & Imps Holly Hills Condo Map 0089 Grid 00E1 Plat No.: 114084 Being Known as District 06 Account No.:2944486 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 24th day of May, 2021, by the Circuit Court for

### **ORDER OF PUBLICATION**

Alexander Zakharin 25 Hooks Ln Ste 202 Pikesville, MD 21208 Plaintiff

JCL Funding Group, LLC S/O Tabitha Fitzgerald, RA 1235 Birchcrest Court Arnold, MD 21012

### and

V.

State of Maryland S/O Brian Frosh, Attorney General 200 St. Paul Place Baltimore, MD 21202

and

Prince George's County S/O Stephen J. McGibbon Director of Finance 1301 McCormick Drive Suite 1100 Largo, MD 20774

The County Executive and County Council of Prince George's County S/O Rhonda L. Weaver County Attorney 1301 McCormick Drive Suite 4100 Largo, MD 20774

### and

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in the Prince George's County, known as 6209 Field Street and described as 6.250.0000 Sq Ft Fairmount Heights Map 0066 Grid 00A3 Plat No.: A-7804

### Defendants

#### In the Circuit Court for Prince George's County, Maryland CASE NO.: CAE 21-02746

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 6209 Field Street in Prince George's County, State of Maryland, sold by the Finance Officer of Prince George's County, State of Maryland to Alexander Zakharin, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Trea-surer's and/or Director's tax roll and Deed hereinafter referred to is: known as 6209 Field Street and described as 6.250.0000 Sq Ft Fairmount Heights Map 0066 Grid 00A3 Plat No.: A-7804 Being known as District 18 Account No: 2097723, 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 24th day of May, 2021, 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 circu-lation in Prince George's County once a week for three consecutive

weeks, warning all persons inter-ested in the property to appear in this Court by the 27th day of July, 2021, and redeem the property and answer the Complaint or thereafter

a final judgment will be entered foreclosing all rights of redemption

in the property and vesting in the Plaintiff a title to said property in Fee Simple, free of all liens and en-

MAHASIN EL AMIN

Clerk of the Circuit Court for

and

and

essea to Cheverly Mews, LLC.

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 10th day of May, 2021, 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 4th day of June, 2021, warning all persons interested in the property to appear in this Court by the 13th day of July, 2021, 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 139515 (5-20,5-27,6-3)

### NOTICE

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

> Substitute Trustees/ Plaintiffs,

vs.

BHAGIRATHI GOPE

4701 Montgomery Place Beltsville, MD 20705 Defendant(s).

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 20-18289

Notice is hereby given this 13th day of May, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4701 Montgomery Place, Beltsville, MD 20705, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 14th day of June, 2021, pro-vided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the

14th day of June, 2021. The report states the purchase price at the Foreclosure sale to be \$315.000.00.

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

139549 (5-20,5-27,6-3)

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

True Copy—Test: Mahasin El Amin, Clerk (5-20,5-27,6-3) 139518

LEGALS

LM File No.: 380-00001-Treasured Lands, LLC

LEWIS MCDANIELS, LLC 50 Citizens Way Suite 202 Frederick, MD 21701

### **ORDER OF PUBLICATION**

Plaintiff,

Treasured Lands, LLC,

VS.

Jonah R. Birnbaum; Prince George's County, Maryland; and all unknown owners of the property and premises situate in Prince George's County, Maryland described as Lots 56,57,58 & 59 10,000.0000 Sq.Ft. Bowie Blk 25 Assmt \$24,000 Lib 38777 Fl 394 and being identified on the Tax Roll as Account No. 14-1657600, and which may be known as 13120 7th St., Bowie, Maryland 20720, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, de-scribed as Lots 56,57,58 & 59 10,000.0000 Sq.Ft. Bowie Blk 25 Assmt \$24,000 Lib 38777 Fl 394 and being identified on the Tax Roll as Account No. 14-1657600, and which may be known as 13120 7th St., Bowie, Maryland 20720, Defendants.

### In the Circuit Court for Prince George's County, Maryland Case No. CAE 21-01659 TAX SALE

The object of this proceeding is to secure the foreclosure of all rights of redemption in the herein above described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County, Maryland, to the Plaintiff in the proceed-

ing. The Complaint states, among other things, that the amount necesIn the Circuit Court for

### Prince George's County, Maryland Case No. CAE 21-01660 TAX SALE

The object of this proceeding is to secure the foreclosure of all rights of redemption in the herein above described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County, Maryland, to the Plaintiff in the proceed-

ing. The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired, and more than two (2) months from the date that the first of two (2) separate pre-suit notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 10th day of May, 2021, by the Circuit Court for Prince George's County, Maryland, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 4th day of June, 2021, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 13th day of July, 2021, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold, free and clear of all encumbrances.

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

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

True Copy—Test: Mahasin El Amin, Clerk 139520 (5-20,5-27,6-3)

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

True Copy-Test: Mahasin El Amin, Clerk (6-3,6-10,6-17) 139651

### NOTICE

IN THE MATTER OF: McDonald Dens Onwusuruaka

FOR THE CHANGE OF NAME TO: McDonald Dens Osuruaka

A Petition has been filed to change the name of McDonald Dens On-wusuruaka to McDonald Dens Osu-

The latest day by which an objection to the Petition may be filed is the June 22, 2021.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland 139626

Prince George's County, Ordered, that notice be given by the insertion of a copy of this Order in some newspaper having a general circu-lation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear in this Court by the 27th day of July, 2021, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances.

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

IN THE MATTER OF: Bethany Ciara Jackson

FOR THE CHANGE OF NAME TO: Bethany Ciara Massenburg-Jackson

In the Circuit Court for Prince George's County, Maryland Case No. CAE 21-05718

A Petition has been filed to change the name of Bethany Ciara Jackson to Bethany Ciara Massenburg-Jackson.

The latest day by which an objection to the Petition may be filed is the June 22, 2021.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland 139635 (6-3)

(6-3)

Prince George's County, Maryland True Copy—Test: Mahasin El Amin, Clerk (6-3,6-10,6-17)

Mariana Zuleika Aguirre Rivera

NAME TO: Mariana Zuleika Moreno

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

Case No. CAE 21-05720

A Petition has been filed to change the name of (Minor Child(ren)) Mariana Zuleika Aguirre Rivera to Mariana Zuleika Moreno.

The latest day by which an object tion to the Petition may be filed is the June 22, 2021.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland 139636

(6-3)

The Prince George's Post

**IT PAYS TO** 

### **ADVERTISE!**

Call Brenda Boice at 301-627-0900

<u>139653</u> NOTICE IN THE MATTER OF: FOR THE CHANGE OF

cumbrances.

### In the Circuit Court for Prince George's County, Maryland Case No. CAE 21-05286

ruaka

MAHASIN EL AMIN

True Copy—Test: Mahasin El Amin, Clerk (6-3,6-10,6-17) 139652

NOTICE

LEG	ALS	LEG	ALS
ORDER OF PUBLICATION	ORDER OF PUBLICATION	ORDER OF PUBLICATION	ORDER OF PUBLICATION
Paradise Point LLC C/O Lucas I. Dansie Counsel for Plaintiff 406 5th Street NW, Lower Level Washington DC 20001 Phone (202) 783-1597 lucas@dansielaw.com, Plaintiff, v.	Paradise Point LLC C/O Lucas I. Dansie Counsel for Plaintiff 406 5th Street NW, Lower Level Washington DC 20001 Phone (202) 783-1597 lucas@dansielaw.com, Plaintiff, V.	Paradise Point LLC C/O Lucas I. Dansie Counsel for Plaintiff 406 5th Street NW, Lower Level Washington DC 20001 Phone (202) 783-1597 lucas@dansielaw.com, Plaintiff, V.	Paradise Point LLC C/O Lucas I. Dansie Counsel for Plaintiff 406 5th Street NW, Lower Level Washington DC 20001 Phone (202) 783-1597 lucas@dansielaw.com, Plaintiff, v.
K Capital Corporation Charles Goldstein Trustee 1 E Pratt Street Suite 800 Baltimore, MD 21202, and	K Capital Corporation Serve: David H. Wells, Jr., Resident Agent 11407 Cronhill Drive Suite N Owings Mill, MD 21117,	K Capital Corporation Serve: David H. Wells, Jr., Resident Agent 11407 Cronhill Drive Ste. N. Owings Mill, MD 21117,	K Capital Corporation Serve: David H. Wells, Jr., Resident Agent 11407 Cronhill Drive, Suite N Owings Mill, MD 21117, and
Prince George's County, Maryland,	and	and	Prince George's County, Maryland,
and	Prince George's County, Maryland,	Prince George's County, Maryland,	and
all unknown owners of the property described below, their 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 and any and all persons having or claiming to have an interest in the property de- scribed as: 14603 S Springfield Rd	and all unknown owners of the property described below, their 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 and any and all persons having or claiming to have an interest in the property de- scribed as:	and all unknown owners of the property described below, their 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 and any and all persons having or claiming to have an interest in the property de- scribed as:	and all unknown owners of the property described below, their 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 and any and all persons having or claiming to have an interest in the property de- scribed as:
Brandywine, MD 20613 and also known as Account Num- ber: 11-1135599, Defendants. In the Circuit Court for	14701 S SPRINGFIELD RD BRANDYWINE 20613-0000 and also known as Account Number 11- 1135615, Defendants.	14503 S Springfield Rd Brandywine, MD 20613 and also known as Account Num- ber 11-1135680, Defendants.	14805 S SPRINGFIELD RD BRANDYWINE 20613-0000 and also known as Account Num- ber 11-1135656, Defendants.
Prince George's County, Maryland Case No. CAE 21-02715	In the Circuit Court for Prince George's County, Maryland	In the Circuit Court for Prince George's County, Maryland	In the Circuit Court for Prince George's County, Maryland
The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop- erty, sold by the Collector of Taxes for Prince George's County to the Plaintiff: 14603 S Springfield Rd Brandywine	<b>Case No. CAE 21-02716</b> The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop- erty, sold by the Collector of Taxes for Prince George's County to the Plaintiff.	<b>Case No. CAE 21-02717</b> The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop- erty, sold by the Collector of Taxes for Prince George's County to the Plaintiff.	<b>Case No. CAE 21-02719</b> The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop- erty, sold by the Collector of Taxes for Prince George's County to the Plaintiff:

14603 S Springfield Rd Brandywine, MD 20613 also known as Account Number 11-1135599

The Complaint states, among other things, that the amounts nec-essary for redemption have not been paid. It is therefore on this 17th day of May, 2021, by the Circuit Court for Prince George's County, Maryland:

ORDERED, that notice be given by 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, warning all persons interested in the prop erty to appear in this Court by the 20th day of July, 2021 and redeem the property and answer the Com-plaint, or thereafter a Final Judg-ment will be entered foreclosing all rights of redemption in the prop-erty, 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 139574 (5-27.6-3.6-10) Plaintiff:

14701 S SPRINGFIELD RD BRANDYWINE 20613-0000 also known as Account Number: 11-1135615

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 17th day of May, 2021, by the Circuit Court for Prince George's County, Maryland:

ORDERED, that notice be given by 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, warning all persons interested in the prop-erty to appear in this Court by the 20th day of July, 2021 and redeem the property and answer the Com-plaint, or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the prop-erty, 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

ige Plaintiff:

14503 S Springfield Rd Brandywine, MD 20613 also known as Account Number: 11-1135680

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 17th day of May, 2021, by the Circuit Court for Prince George's County, Maryland:

ORDERED, that notice be given by 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, warning all persons interested in the prop-erty to appear in this Court by the 20th day of July, 2021 and redeem the property and answer the Com-plaint, or thereafter a Final Judg-ment will be entered foreclosing all rights of redemption in the prop-erty, and vesting in the Plaintiff a title, free and clear of all encum-

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

(5-27,6-3,6-10)

True Copy—Test: sin El Amin, Clerk

14805 S SPRINGFIELD RD BRANDYWINE 20613-0000 also known as Account Number: 11-

The Complaint states, among other things, that the amounts nec-essary for redemption have not been paid. It is therefore on this 17th day of May, 2021, by the Circuit Court for Prince George's County, Maryland:

ORDERED, that notice be given by insertion of a copy of this ORDER in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the prop-erty to appear in this Court by the 20th day of July, 2021 and redeem the property and answer the Com-plaint, or thereafter a Final Judg-ment will be entered foreclosing all rights of redemption in the prop-erty, 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:

### CASE NO.: CAE 21-02702

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty 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:

All that property in Prince George's County described as: Lots 21.22, 9,150.0000 Sq.Ft., Englewood Blk 5, Assmt \$8,800, Lib 15897 Fl 582, tax account no 18-2108918, and account the harry Trusty assessed to Harry Trusty.

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 10th day of May, 2021, by the Circuit Court for Prince George's County: ORDERED, That notice be given by the incertion of a conv of the Order 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 4th day of June, 2021, warning all persons interested in the property to appear in this Court by the 13th day of July, 2021, and redeem the property described above and answer the Complaint or thereafter a Final Judg-ment will be entered foreclosing all

rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk (5-20,5-27,6-3) 139516

### LEGALS

### ORDER OF PUBLICATION

Miyonna Campbell	
	Plaintiff
VS.	

SMS Financial, XXVI, LLC; Prince George's County, Maryland

### And

All other persons having or claiming to have an interest in property described as 4429 Southern Ave., Capitol Heights, MD 20743, and more fully described in Liber 42174 Page 0177 among the Land Records Book for Prince George's County, Maryland, Assessed Value: \$157,333; and Assessed to: SMS Financial, XXVI, LLC; Property ID: 06-0430538,

### Defendants

### In the Circuit Court for Prince George's County, Maryland Civil Action No. CAE 21-02714

The object of this proceeding is to

### **ORDER OF PUBLICATION**

KIRK WILSON 5304 Dogwood Drive Temple Hills, MD 2074 Plaintiff

B.B.C. INC. Serve: Nellie Cathcart 319 Quintana Place, NE Washington, DC 20011

And

Vs.

Prince George's County, Maryland (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve M. Andree Green, County At-

torney 14741 Governor Oden Bowie Drive, Room 5121

Upper Marlboro, MD 20772

### And

All unknown owners of the property and any person having or claiming to have an interest in the property known as: 3407 29th Avenue, Temple Hills, MD 20748 and described as Lot 38, plat Book 2613 and folio 51

### Defendants

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

### Case No.: CAE 21-02688

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty 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:

3407 29th Avenue, Temple Hills, MD 2748

Lot numbered Thirty Eight (38) in Block numbered Six (6) in the subdivision known as Sec. 2., Hillcrest Gardens, Prince George's County, Maryland, as per plat thereof recorded in Plat Book WWW 25 at folio 29, one of the Land Records of said Prince George's Count, Maryland. SAV-INGS & EXCEPTING THERE-FROM the following described

part thereof, BEGINNING for the same on the southerly line of 29th Avenue at the dividing line between lots 38 and 39m abd running thence with said dividing line, South 59 degrees, 06 minutes 31 seconds West 119.39 feet to the rear line of said lots; thence North 28 degrees 05 minutes 50 seconds West 13.70 feet to a point, thence crossing said lot 38, North 65 degrees, 41 minutes, 00 seconds East 119.50 feet to the place of beginning, continuing 817 square feet per survey by McNeill surveyors dated 8/12/55. Being the same as liber 2272 folio 407.

The Complaint states, among

1135656

### brances. MAHASIN EL AMIN

### **LEGALS**

Richard E Hagerty, Esq. ATTN: Hania Iskandar-Guirguis 401 9th Street NW Washington DC 20004 571-888-4109

### NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF DOUGLAS L GREENFIELD AKA: DOUGLAS LITTMAN GREENFIELD

Notice is given that Elaine S Quin-tana, whose address is 3920 Calverton Drive, Hyattsville, MD 20782, was on April 13, 2021 appointed Per-sonal Representative of the estate of Douglas L Greenfield aka Douglas Littman Greenfield who died on De-cember 2, 2020 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 pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 13th day of October, 2021.

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

(1) Six months from the date of the decedent's death, except if the dece-dent 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.

ELAINE S QUINTANA Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 119651 139602 (5-27,6-3,6-10)

Irue Co lest Mahasin El Amin, Clerk 139575

139576 (5-27,6-3,6-10)

### LEGALS

Andrew Friedman c/o McMillan Metro PC 7811 Montrose Road, Suite 400 Potomac, Maryland 20854 240 778 2331

### NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

### TO ALL PERSONS INTERESTED IN THE ESTATE OF PAULA DORM

Notice is given that Sheldon D. Dorm, whose address is 4144 Park-wood Court, Brentwood, MD 20722, was on April 15, 2021 appointed Per-sonal Representative of the estate of Paula Dorm who died on October 29, 2020 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 represen-tative or the attorney.

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 15th day of October, 2021.

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

(1) Six months from the date of the decedent's death, except if the dece-dent 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.

SHELDON D. DORM Personal Representative

Cereta A. Lee	
REGISTER OF WILL	s For
PRINCE GEORGE'S	County
P.O. Box 1729	
UPPER MARLBORO	, MD 20773-1729
	Estate No. 119903
139601	(5-27,6-3,6-10)

LEGALS

John P Zanelotti, Esq. 381 Main Street, Suite 1 Laurel, Maryland 20707 410 975 4441

### NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

### TO ALL PERSONS INTERESTED IN THE ESTATE OF JOHN EDWARD GOLIWAS

Notice is given that Regina A. Weston, whose address is 3865 St. Leonard Road, St. Leonard, MD 20685, was on March 31, 2021 appointed Personal Representative of the estate of John Edward Goliwas who died on October 26, 2020 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 pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 30th day of September, 2021.

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

(1) Six months from the date of the decedent's death, 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.

REGINA A. WESTON Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 119756 139600 (5-27, 6-3, 6-10)

Mahasin El Amin, Clerk 139578 (5-27, 6-3, 6-10)

ORDER OF PUBLICATION FAYETTEVILLE PROPERTIES,

INC C/O KMA LAW OFFICE 540 RITCHIE HIGHWAY, STE 201 SEVERNA PARK, MARYLAND

PLAINTIFF

WILBERT G. TRUSTY, SR., PER-SONAL REPRESENTATIVE OF THE ESTATE OF HARRY TRUSTY

V.

SERVE ON: SHERMAN TRUSTY, PERSONAL REPRESENTATIVE OF THE ESTATE OF WILBERT G. TRUSTY, SR. 5513 GROVELAND AVENUE BALTIMORE, MD 21216

SERVE AT: 1322 HUSKWOOD AV-ENUE CAPITOL HEIGHTS, MD 20743

SERVE AT: 825 46TH STREET NE WASHINGTON DC 20019

AND

21146

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

1322 HUSKWOOD AVENUE CAPITOL HEIGHTS, MD 20743

AND

PRINCE GEORGE'S COUNTY MARYLAND SERVE ON: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY 1301 MCCORMICK DRIVE, STE 4100 LARGO, MD 20774

AND

UNKNOWN OWNERS OF THE PROPERTY:

1322 HUSKWOOD AVENUE CAPITOL HEIGHTS, MD 20743

The unknown owner's heirs, devisees, and Personal Representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants

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

secure the foreclosure of all rights of redemption in the following property:

Property described as 4429 Southern Ave., Capitol Heights, MD 20743, and more fully described in Liber 42174 Page 0177 among the Land Records Book for Prince George's County, Maryland, Assessed Value: \$157,333; and Assessed to: SMS Financial, XXVI, LLC; Property ID: 06-0430538.

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 17th day of May, 2021, by the Circuit Court for Prince George's County;

ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having a general circulation in Prince George's County once a week for three successive weeks, the last insertion on or before June 11th, 2021, warning all persons interested in the said properties to be and appear in this Court by the 20th day of July, 2021 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 139573 (5-27,6-3,6-10)

### LEGALS

### NOTICE

IN THE MATTER OF: Dula Jay-Lebbie Jalloh

FOR THE CHANGE OF NAME TO: Dulai Jay-Lebbie Jalloh

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

Case No. CAE 17-21845

A Petition has been filed to change the name of Dula Jay-Lebbie Jalloh to Dulai Jay-Lebbie Jalloh.

The latest day by which an objection to the Petition may be filed is the June 22, 2021.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland
139625 (6-3)

### 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 24th day of May, 2021, by the Circuit Court for Prince George's County: **ORDERED**, That notice be given by the insertion of a conv of this

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 18th day of June, 2021, warning all persons interested in the property to appear in this Court by the 27th day of July, 2021 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 139655 (6-3,6-10,6-17)

### **LEGALS**

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

In The Estate Of: **GLORIA BERNADETTE** 

> BROWN Estate No.: 117223

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Terry C. Tompkins for judicial probate of the will dated 12/04/2019 and for the appointment of a personal represen-tative. A VIRTUAL hearing will be held July 14, 2021 at 10:15 AM.

This hearing may be transferred or postponed to a subsequent time. Further information, including virtual hearing information may be obtained by contacting the Office of the Register of Wills (301) 952-3250 or the Orphans' Court (301) 952-3790.

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

139594

(5-27, 6-3)

Plaintiff

### **ORDER OF PUBLICATION**

Alexander Zakharin 25 Hooks Ln Ste 202 Pikesville, MD 21208

AMC Investment Group LLP S/O Edgar O.A. Rodriquez, RA 7505 New Hampshire Ave, Suite 300 Takoma Park, MD 20912

and

State of Maryland S/O Brian Frosh, Attorney General 200 St. Paul Place Baltimore, MD 21202

### and

Prince George's County S/O Stephen J. McGibbon Director of Finance 1301 McCormick Drive Suite 1100 Largo, MD 20774

The County Executive and County Council of Prince George's County S/O Rhonda L. Weaver County Attorney 1301 McCormick Drive Suite 4100 Largo, MD 20774

### and

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in the Prince George's County, known as 7716 Kittredge Drive and described as 6.598.0000 Sq Ft Kittredge Sub-Ha Lot 2 Map 0082 Grid 00A1 Plat No.: 233051 Being known District 06 Account Number: 5505656, on the Tax Roll of the Director of Finance. Defendants

### In the Circuit Court for Prince George's County, Maryland CASE NO.: CAE 21-02758

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 7716 Kittredge Drive in Prince George's County, State of Maryland, sold by the Finance Officer of Prince George's County, State of Maryland to Alexander Zakharin, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Trea-surer's and/or Director's tax roll and Deed hereinafter referred to is: known as 7716 Kittredge Drive and described as 6.598.0000 Sq Ft Kittredge Sub-Ha Lot 2 Map 0082 Grid 00A1 Plat No.: 233051 Being known as District 06 Account Number: 5505656, 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.

LM File No.: 104-00005-Olowofoyeku LEWIS MCDANIELS, LLC

50 Citizens Way Suite 202 Frederick, MD 21701

### ORDER OF PUBLICATION

#### Eniola Olowofoyeku, Plaintiff

vs.

Christian J. Cuellar; Thelma B. Fernandez; Gilda Simons; Catherine A. Nostrome, Trustee; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland described as 3450 TOLEDO TERHYATTSVILLE 20782-0000 CONDO UNIT: 416 and being identified on the Tax Roll as Account No. 17-1845148, and which may be known as 3450 Toledo Terrace, Condo Unit: 416, Hyattsville, Maryland 20782, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, as-signs, or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the property and prem-ises situate in Prince George's County, Maryland, described as 3450 TOLEDO TERHYATTSVILLE 20782-0000 CONDO UNIT: 416 and being identified on the Tax Roll as Account No. 17-1845148, and which may be known as 3450 Toledo Terrace, Condo Unit: 416, Hyattsville, Maryland 20782, Defendants.

### In the Circuit Court for Prince George's County, Maryland Case No. CAE 21-02756

### TAX SALE

The object of this proceeding is to secure the foreclosure of all rights of redemption in the herein above described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County, Maryland, to the Plaintiff in the proceed-

ing. The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired, and more than two (2) months from the date that the first of two (2) separate pre-suit notices of the tax sale was sent to each required interested party have ex-

pired. It is thereupon this 24th day of May, 2021, by the Circuit Court for Prince George's County, Maryland, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 18th day of June, 2021, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 27th day of July, 2021, and redeem their respective property or answer the brances. Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff Prince George's County, Maryland a title in fee simple or leasehold, free True Copy—Test: Mahasin El Amin, Clerk and clear of all encumbrances. The Defendants are hereby in-139577 formed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

### LEGALS

### **ORDER OF PUBLICATION**

Paradise Point LLC C/O Lucas I. Dansie Counsel for Plaintiff 406 5th Street NW, Lower Level Washington DC 20001 Phone (202) 783-1597 lucas@dansielaw.com, Plaintiff,

Clara H. Bond, Personal Representative Estate of James S. Bond 9005 Taylor St Springdale, MD 20774-2550,

v.

and

Gwendolyn Moore, Presonal Representative Estate of James S. Bond 3 Birkenhead Court Owings Mill, MD 21117-4893,

and

Prince George's County, Maryland,

### and

all unknown owners of the property described below, their heirs, devisees and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest and any and all persons having or claiming to have an interest in the property described as:

Aquasco Rd Aquasco, MD 20608-0000 and also known as Account Number 08-0834952,

Defendants.

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

### Case No. CAE 21-02718

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty, sold by the Collector of Taxes for Prince George's County to the Plaintiff:

Aquasco Rd Aquasco, MD 20608-0000 also known as Account Number: 08-0834952

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 17th day of May, 2021, by the Circuit Court for Prince George's County, Maryland

ORDERED, that notice be given by 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, warning all persons interested in the property to appear in this Court by the 20th day of July, 2021 and redeem the property and answer the Com-plaint, or thereafter a Final Judg-ment will be entered foreclosing all rights of redemption in the prop-erty, and vesting in the Plaintiff a title free and clear of all encur

MAHASIN EL AMIN Clerk of the Circuit Court for

LEGALS

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

(5-27,6-3,6-10)

### **ORDER OF PUBLICATION**

Paradise Point LLC C/O Lucas I. Dansie Counsel for Plaintiff 406 5th Street NW, Lower Level Washington DC 20001 Phone (202) 783-1597 lucas@dansielaw.com, Plaintiff, v. Little Child Holy Church of Faith, Inc. Serve: Diane Gravely, Resident Agent 2309 Kenton Place Hillcrest, MD 20031,

and

### Prince George's County, Maryland,

and

all unknown owners of the property described below, their heirs, devisees and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest and any and all persons having or claiming to have an interest in the property described as:

6044 OLD CENTRAL AVE CAPITOL HEIGHTS 20743-0000 and also known as Account Number 18-2033454, Defendants.

Prince George's County, Maryland

In the Circuit Court for

### Case No. CAE 21-02720

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty, sold by the Collector of Taxes for Prince George's County to the Plaintiff:

6044 OLD CENTRAL AVE CAPI-TOL HEIGHTS 20743-0000 also known as Account Number: 18-2033454

The Complaint states, among other things, that the amounts nec-essary for redemption have not been paid. It is therefore on this 17th day of May, 2021, by the Circuit Court for Prince George's County, Maryland:

ORDERED, that notice be given by insertion of a copy of this ORDER in some newspaper having a general circulation in Prince eorge's County once a week for three (3) successive weeks, warning all persons interested in the prop-erty to appear in this Court by the 20th day of July, 2021 and redeem the property and answer the Complaint, or thereafter a Final Judg-ment will be entered foreclosing all rights of redemption in the prop-erty, 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

**ORDER OF PUBLICATION** 

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

Plaintiff

ALBERT HILL NAPOLEON HILL JUANITA NOORWOOD LEROY HILL MELVIN HILL Prince George's County, Maryland

### AND

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

Prince George's County, described as follows: Tax Account No 2042661, SEAT PLEASANT 18TH ELEC-TION DISTRICT; LTS 203.205; 7200 SO.F.T & IMPS. CEDAR HEIGHTS: ASSMT \$421233 LIB 06698; FL 029; KNOWN AS 6206 K ST CAPITOL HEIGHTS 20743.

Defendants

### In the Circuit Court for Prince George's County, Maryland **Civil Division** CAE 21-02750

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

Prince George's County, described as follows: Tax Account No 2042661, SEAT PLEASANT 18TH ELEC-TION DISTRICT; LTS 203.205; 7200 SO.F.T & IMPS. CEDAR HEIGHTS: ASSMT \$421233 LIB 06698; FL 029; KNOWN AS 6206 K ST CAPITOL HEIGHTS 20743

The Complaint states, among other things, that the amounts necessary for redemption have not been paid It is thereupon this 24th day of May, 2021, 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 be-fore the 18th day of June, 2021, uaming all preserve intersected in the warning all persons interested in the property to appear in this Court by the 27th day of July, 2021, 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 Él Amin, Clerk 139657 (6-3,6-10,6-17) PRINCE GEORGE'S COUNTY GOVERNMENT

### **Board of License**

Commissioners (Liquor Control Board)

**REGULAR SESSION** 

JUNE 9, 2021

1.t/a Martini's Restaurant & Lounge – Request for a Special Entertainment Permit.

2. t/a Liquor City - Request for a Drive-Thru Window.

3. Jesus Mejia, President/Secretary/Treasurer, El Mexireno Restaurant, Inc., t/a El Mexireno Restaurant, 5494 Saint Barnabas Road, Oxon Hill, 20745, Class B, Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of 26-1903 A License holder may not provide entertainment unless authorized to do so, of the Alcoholic Beverage Article of the Annotated of Maryland and R.R. No 37(E) Change in mode of operation (Having entertainment without a permit), of the Rules and Regulations for Prince Georges County, to wit; That on Saturday, April 24, 2021 at approximately 10:25 p.m., Inspector Bagby entered the es-tablishment for a routine inspection and noticed a DJ playing music with DJ equipment. At that time, the establishment did not possess an entertainment permit. Licensee is represented by Melvin Kodenski, Esquire

4. Jay Patel, Member-Manager, Kirti K. Patel, Member-Authorized Person, Nicki, LLC, t/a Meyers Liquors, 3601 Old Silver Hill Road Silver Hill, 20746, Class A, Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of Section 6-311, Purchase Alcoholic Beverages from other than a Wholesaler of the Annotated Code of Maryland and R.R. No. 11 of the Rules and Regulation for Prince George's County, to wit; That on or about March 1, 2021 at approximately 4:30 p.m., Inspector Bagby of the Prince George's County Board of License Commissioners entered Meyers Liquors located at 3601 Old Silver Hill Road, Silver Hill, MD to conduct a routine inspec-tion. While checking inventory boxes, Inspector Bagby came across three (3) cases of Stoli Vodka, one (1) mango flavored and two (2) pineapple flavored that had the name of Distler Bob as the establishment of receivership. The establishment could not produce invoices to show that the alcohol belonged to Meyers Liquors. These items were confiscated as evidence. Continued from the May 12, 2021 Hearing. Licensee is represented by Robert Kim, Esquire

A virtual hearing will be held via Zoom at <u>7:00 p.m., Wednesday,</u> June 9, 2021. To attend, the link to the virtual hearing will be avail-

### **LEGALS**

May, 2021, by the Circuit Court for Prince George's County, Ordered, that notice be given by the insertion that notice be given by the insertion of a copy of this Order in some newspaper having a general circu-lation in Prince George's County once a week for three consecutive weeks, warning all persons inter-ested in the property to appear in this Court by the 27th day of July, 2021, and redeem the property and answer the Complaint or thereafter a final judgment will be entered a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 139654 (6-3,6-10,6-17) MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Mahasin El Amin, Clerk 139656 (6-3,6-10,6-17)

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

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF DANIEL DAVID BUCKLEY JR

AKA: DANIEL D BUCKLEY JR

Notice is given that Jennifer L. Car-penter, whose address is 308 Crow-foot Court, Lusby, Maryland 20657, was on February 25, 2021 appointed Personal Representative of the estate of Daniel David Buckley Jr who died on November 12, 2020 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 represen-tative or the attorney.

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 25th day of August, 2021.

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

(1) Six months from the date of the decedent's death, 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.

JENNIFER L. CARPENTER Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 119081 139666 (6-3,6-10,6-17) Mahasin Él Amin, Clerk 139579 (5-27,6-3,6-10)

> Adam E Moskowitz, Esq. 7315 Wisconsin Avenue Suite 800 West Bethesda, MD 20814 301-656-2707

SMALL ESTATE

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF GRAYCE E. WILLIAMS

Notice is given that Dwight C. Williams, whose address is 6 Galileo Way, Latham, NY 12110, was on May 13, 2021 appointed personal representative of the small estate of Grayce E. Williams who died on January 31, 2019 with a will.

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

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

undersigned on or before the earlier

dent died before October 1, 1992, nine months from the date of dece-dent's death; or

representative mails or otherwise notice, notifying the creditor that the claims will be barred unless the creditor presents the claim within

thereafter.

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 120581 139663 (6-3)

ORDER OF PUBLICATION

DOWNWIND HOLDINGS, LLC Plaintiff

ZILLA DRIVING RANGE, LLC, et al. Defendants

### In the Circuit Court for Prince George's County, Maryland Case No.: CAE 21-01614

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty 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 (the"Property"):

Property Address: 3601 Brinkley Rd, Temple Hills, MD 20748 Description: (corr in val 06) 15.0100 Acres & Imps. Map: 097; Grid: B4; Par: 139; Neighborhood: 10012.17

Assmt: \$208,933 Liber/Folio: 13661/239 Assessed To: Zilla Driving Range

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 elapsed

elapsed. It is thereupon this 24th day of May, 2021, 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 baying a general circula-Order in the Prince George's Post, a newspaper having a general circula-tion in Prince George's County, once a week for three successive weeks on or before the 18th day of June, 2021, warning all persons interested in the said Property to be and ap-pear in this Court by the 27th day of July, 2021, and redeem the Property, and answer the Complaint or thereand answer the Complaint, or thereafter a final judgment will be ren-dered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

Any person that has or claims to Any person that has or claims to have an interest in the property must answer the complaint or to re-deem the property on or before the date herein specified and, in case of failure to appear, answer, or redeem the property, a judgment will be en-tered that forecloses all rights of re-demption in the property.

Clerk of the C	N EL AMIN Circuit Court for County, Maryland
True Copy—Test	:
Mahasin El Amir	n, Clerk
139658	(6-3,6-10,6-17)

able one week prior on the BOLC's website at http://bolc.mypgc.us or you may email <u>BLC@co.pg.md.us</u> to request the link. Additional information may be obtained by contacting out at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

(6-3)

Attest: Terence Sheppard Director May 26, 2021 <u>139667</u>

### LEGALS

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

### TO ALL PERSONS INTERESTED IN THE ESTATE OF LEWIS EDWARD GOGGINS

Notice is given that Andrea Gog-gins, whose address is 7414 Farm-crest Drive, New Carrollton, MD 20784, was on May 17, 2021 ap-pointed personal representative of the small estate of Lewis Edward Goggins, who died on August 23, 2019 without a will.

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

All persons having claims against the decedent must serve their claims on the undersigned personal repre-sentative or file them with the Reg-ister of Wills with a copy to the undersigned on or before the earlier of the following date: of the following dates:

(1) Six months from the date of the decedent's death, except if the dece-dent 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 no-tice, notifying the creditor that the claims will be barred unless the cred-iterative to the distriction of the creditor itor 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.

ANDREA GOGGINS Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 116885 139662 (6-3)

# DWIGHT C. WILLIAMS Personal Representative

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

of the following dates: (1) Six months from the date of the decedent's death, except if the dece-

(2) Thirty days after the personal delivers to the creditor a copy of this published notice or other written

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

v.

Account Number: 12-1369099

LEGALS

### NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF DONNA NICOLE MCCULLERS ISAAC

Notice is given that Shawnna Isaac, whose address is 4801 Somerset Road, Riverdale, MD 20737, was on May 4, 2021 appointed Personal Representative of the estate of Donna Nicole McCullers Isaac, who died on March 24, 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 on or before the 4th day of November, 2021.

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.

SHAWNNA ISAAC Personal Representative

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

	Estate No. 117465
139607	(5-27, 6-3, 6-10)

### NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF ALBERTA GARRETT

Notice is given that Wilson L Garrett Jr, whose address is 1188 Windemere Court, Fort Washington, MD 20744, was on May 17, 2021 appointed Personal Representative of the estate of Alberta Garrett, who died on April 20, 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 represenNOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

### TO ALL PERSONS INTERESTED IN THE ESTATE OF CAROLYN TAYLOR

Notice is given that Sidria A Brown, whose address is 2508 Larry Avenue, Fort Washington, MD 20744, was on May 11, 2021 appointed Personal Representative of the estate of Carolyn Taylor, who died on July 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 shall file their objections with the Register of Wills on or before the 11th day of November, 2021.

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.

SIDRIA A BROWN Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
Prince George's County
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729

Estate No. 118227 139608 (5-27,6-3,6-10)

### NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ALBERTA M FRICKER

Notice is given that Louise Fricker, whose address is 12400 Round Tree Lane, Bowie, Maryland 20715, was on May 24, 2021 appointed Personal Representative of the estate of Alberta M Fricker who died on April 28, 2021 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney. NOTICE OF APPOINTMENT INOTICE TO CREDITORS

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF DAVID LEE WRIGHT

Notice is given that Mary T Wright, whose address is 15924 Paisley Lane, Bowie, MD 20716, was on May 6, 2021 appointed Personal Representative of the estate of David Lee Wright, who died on February 3, 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 on or before the 6th day of November, 2021.

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.

MARY T WRIGHT Personal Representative

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

### Estate No. 119639 139609 (5-27,6-3,6-10)

### NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

### TO ALL PERSONS INTERESTED IN THE ESTATE OF JAMES HODGES

Notice is given that Juanita Ann Hodges, whose address is 9510 Surratts Manor Drive, Clinton, Maryland 20735, was on April 22, 2021 appointed Personal Representative of the estate of James Hodges who died on August 20, 2020 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. NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

GS۵

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF MARIE T DOUGHERTY

Notice is given that Lynda Walker-Johnson, whose address is 5512 Fisher Drive, Temple Hills, MD 20748, was on May 10, 2021 appointed Personal Representative of the estate of Marie T Dougherty, who died on March 20, 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 on or before the 10th day of November, 2021.

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.

LYNDA WALKER-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. 120263 139610 (5-27,6-3,6-10)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JOAN SCHAEFFER AKA: JOAN MARIE SCHAEFFER

Notice is given that Dawn Karp, whose address is 32 Carolina Court, Sterling, VA 20164, was on April 30, 2021 appointed Personal Representative of the estate of Joan Schaeffer who died on April 1, 2021 with a will.

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

### LEGALS

NOTICE OF AVAILABILITY DRAFT ENVIRONMENTAL IMPACT STATEMENT: PROPOSED MASTER PLAN FOR THE U.S. FOOD AND DRUG ADMINISTRATION, MUIRKIRK ROAD CAMPUS, PRINCE GEORGE'S COUNTY, LAUREL, MARYLAND

In accordance with the National Environmental Policy Act, the U.S. General Services Administration (GSA) has filed with the U.S. Environmental Protection Agency and made available to other government and private entities a Draft Environmental Impact Statement (EIS) for a Master Plan for the U.S. Food and Drug Administration's (FDA) Muirkirk Road Campus (MRC), located in Prince George's County, Maryland. As part of this Draft EIS, GSA is also inviting comments on historic preservation concerns under Section 106 of the National Historic Preservation Act, 54 U.S.C. 306108 et seq. The Master Plan will provide FDA with a structured framework for developing the MRC over the next 20 years. The alternatives being considered in detail include:

- No-Action The FDA would continue its current operations at the MRC, and the actions proposed in the Draft EIS would not be taken.
- Proposed Action Each of the MRC Master Plan Action Alternatives would provide a total of 938,000 gross square feet (gsf) of building space. The existing MOD 1 and MOD 2 buildings comprised of 480,000 gsf would be retained, and 458,000 gsf of new office/special use space would be constructed. Special use space would include a truck screening facility, visitor/amenity center, maintenance and storage area, conference center, cafeteria, and fitness center. Each of the Action Alternatives would provide 900 parking spaces for employees (one parking space for every two employees), and 80 visitor parking spaces. Under each Action Alternative, most of the proposed building volume would be screened by forested areas that form the perimeter landscape buffer.

The above-mentioned elements are common to each of the Action Alternatives; GSA and FDA have proposed three Action Alternatives for accommodating FDA employees under this Master Plan. These are:

- o Alternative A: Compact Campus –Two new buildings would be placed to the north and west of the existing MOD 1 and MOD 2 buildings. Alternative A also includes two new parking garages. A pedestrian boardwalk would be constructed through the forested areas between the MOD 1 and MOD 2 buildings. A strategically positioned atrium would allow for a view from the main entry, through the new building, into the forested stream valley at the center of the campus.
- Alternative B: Dual Campus Development would be distributed between the MOD 1 and MOD 2 buildings and the Beltsville Research Facility (BRF). Three new buildings and two new parking garages would be constructed. Elevated pedestrian bridges would be constructed between MOD 1 and the new building to the north and from MOD 1 to the new building at the BRF.
- o **Alternative C: Northeast Campus** Development would be concentrated at the BRF. Two new connected office buildings and two new parking garages would be built at the BRF. A pedestrian boardwalk would be constructed through the forested areas between MOD 1 and MOD 2 buildings.

A copy of the Draft EIS is available on the internet at <u>www.gsa.gov/ncrnepa</u>. A hard copy of the Draft EIS may be obtained for a 24-hour review period at the Laurel Branch Library, located at 507 7th Street Laurel, MD 20707. To obtain a copy of the Draft EIS, individuals would need to set up an appointment through the library's website at <u>https://www.pgcmls.info/reopening</u>. GSA requests that copies of the Draft EIS obtained from the Laurel Branch Library be returned within 24 hours. In addition, hard copies of the Draft EIS are available for in-person review at the offices of GSA's NEPA consultant, Stantec, located at 6110 Frost Place Laurel, MD 20707. Individuals would need to call the project phone line at (410) 777-9537 to request a 1-hour appointment to review the document in person. Appointments are available for an in-person review.

A 45-day public review period for the Draft EIS begins on Friday, June 4, 2021, and ends at 11:59 p.m. on Monday, July 19, 2021. Due to the ongoing COVID-19 pandemic and state/local requirements for social distancing, GSA has made alternate arrangements in lieu of a traditional in-person public hearing on the Draft EIS. A live virtual meeting will be held on **Wednesday**, **June 23, 2021, at 7 p.m.** The meeting can be accessed three ways:

tative or the attorney.

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 17th day of November, 2021.

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.

WILSON L GARRETT 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. 120801

(5-27,6-3,6-10)

139616

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 24th day of November, 2021.

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.

LOUISE FRICKER Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 120873 139673 (6-3,6-10,6-17) All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 22nd day of October, 2021.

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.

JUANITA ANN HODGES Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. BOX 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 120394 139675 (6-3,6-10,6-17) All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 30th day of October, 2021.

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.

139680

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

DAWN KARP Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. BOX 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 120496 139676 (6-3,6-10,6-17)  The registration link is <u>https://attendee.gotowebinar.com/register/</u> 8253836292734173711 Requires first and last name and email address.

- Day-of log in: <u>https://www.gotomeeting.com/webinar/join-webinar</u>
  Webinar ID: 417-735-899
  Requires an email address to join.
- Phone (audio only): +1 (415) 655-0052 | Attendee Audio Access Code: 802-683-636

All attendees should note that the virtual meeting will be recorded. Agencies and the public are encouraged to attend the live virtual meeting and provide written comments on the Draft EIS. Please send all written comments by July 19, 2021 to Mr. Marshall Popkin, ATTN: FDA MRC Master Plan, Draft EIS Comment, Office of Planning and Design Quality, Public Buildings Service, U.S. General Services Administration, 1800 F Street, NW, Room 4400, Washington, DC, 20405 or by email to: marshall.popkin@gsa.gov, using the subject line: FDA MRC Master Plan Draft EIS Comment.

A prerecorded presentation will be available by phone at (410) 777-9537 and online at www.gsa.gov/ncrnepa, from June 4 through July 19, 2021. Comments on the Draft EIS may be provided on the project phone line.

(6-3)

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# The Prince George's Post IT PAYS TO ADVERTISE!

Call Brenda Boice at 301-627-0900

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

### TO ALL PERSONS INTERESTED IN THE ESTATE OF MERALIS ETILDA JACKSON

Notice is given that Michael McKenzie, whose address is 9925 Greenbelt Road Apt. #204, Lanham, MD 20706, was on May 17, 2021 appointed personal representative of the small estate of Meralis Etilda Jackson, who died on November 22, 2020 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or 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 pub-lication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

All persons having claims against the decedent must serve their claims on the undersigned personal 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 cred-itor 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.

#### MICHAEL MCKENZIE Personal Representative

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

Estate No. 120858

139668

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

### TO ALL PERSONS INTERESTED IN THE ESTATE OF MARYANN FERKO

Notice is given that William Ferko, whose address is 15706 Pinecroft Lane, Bowie MD 20716, was on May 13, 2021 appointed personal repre-sentative of the small estate of Maryann Ferko, who died on December 22, 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 represen-tative or the attorney.

All persons having any objection to the appointment shall file their objections with the Register of Wills within 30 days after the date of 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 repre-sentative 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 dece-dent 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 deliverv of the notice.

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

#### WILLIAM FERKO Personal Representative

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

Estate No. 120800 139669 (6-3)



(6-3)

LEGALS

### File No. 19-PG-JF-1096 File No. 19-PG-JF-1085

LEGALS

vs.

### **ORDER OF PUBLICATION**

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

Beverly Ann Poston, and Prince George's County, Maryland

And

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

4615 Red Hawk Terrace Bladensburg, MD 20710

Legal Description: Unit Numbered 4615, Building 11 in Phase Three III, Hamlet Woods, a Condominium Account ID: 02-2937829 Deed Ref.: 37895/146 Assessed to: Poston, Beverly Ann, Defendants

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

Case Number: CAE 21-01637

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

4615 Red Hawk Terrace, Bladensburg, MD 20710

Legal Description: Unit Numbered 4615, Building 11 in Phase Three III, Hamlet Woods, a Condominium Account ID: 02-2937829 Deed Ref.: 37895/146 Assessed to: Poston, Beverly Ann

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 10th day of May, 2021, by the Circuit Court for

Prince George's County; ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having general cir-culation in Prince George's County once a week for three (3) successive weeks, before the 4th day of June, 2021, warning all persons interested in the said properties to be and appear in this Court by the 13th day of July, 2021, 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 (5-20,5-27,6-3) 139527

ORDER OF PUBLICATION

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

Oxon Hill Holdings 2 LLC, a District of Columbia Limited Liability Company, and Kuei-Yin Chang Liu, Lender, and Lawrence Tucker, Trustee, and Brookside Park Condominium, Inc., and

Prince George's County, Maryland And

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

530 Wilson Bridge Drive, Unit D-1 Oxon Hill, MD 20745

Legal Description: BLDG 14 UNIT 6731 D-1 Account ID: 12-1317924 Deed Ref.: 37956/28 Assessed to: Oxon Hill Holdings 2 LLC.

Defendants

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

**Civil Division** Case Number: CAE 21-01638

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

530 Wilson Bridge Drive, Unit D-1, <u>Oxon Hill, MD 20745</u>

Legal Description: BLDG 14 UNIT

6731 D-1 Account ID: 12-1317924 Deed Ref.: 37956/28 Assessed to: Oxon Hill Holdings 2 LLC

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 10th day of

May, 2021, by the Circuit Court for Prince George's County; ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having general cir-culation in Prince George's County once a week for three (3) successive weeks, before the 4th day of June, 2021, warning all persons interested in the said properties to be and ap-pear in this Court by the 13th day of July, 2021, and redeem the Property, and answer the Complaint, or there after a final judgment will be ren-dered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free

Clerk of the Circuit Court for

### LEGALS

ORDER OF PUBLICATION ORDER OF PUBLICATION JAMES SCHNEIDER Counsel for Plaintiff 406 5th Street NW, Lower Level

Plaintiff,

JEAN PIERRE ALMOND 13755 Edelen Dr. Bryantown MD 20617

VS.

WESTERN DEVELOPMENT LLC. Eric DeBear Esq., Trustee for Western Development LLC. c/o Parker, Simon and Kokolis 110 North Washington St. Suite 500 Rockville MD 20852

Plaintiff

MARGARET COSTELLO AND GERALD SACKS Trustee for Capital One A Maryland General Partnership 11413 Émpire Lane Rockville MD 20852

U.S. ATTORNEY GENERAL, Room 4400 950 Pennsylvania Ave. NW Washington, DC 20530-0001

STEVE MCGIBBON, DIRECTOR OF FINANCE The Office of Finance of Prince George's County, Maryland 14741 Governor Bowie Dr., Rm. 1090 Upper Marlboro MD 20772

PRINCE GEORGE'S COUNTY ATTORNEY OFFICE 14735 Main St M3403, Upper Marlboro MD 20772

and

ALL PERSONS WHO CLAIM TO HAVE AN INTEREST IN THE PROPERTY, DESCRIBED HEREIN, INCLUDING THEIR HEIRS, DE-VISEES, AND PERSONAL REPRE-SENTATIVES AND ANY OTHER HEIRS, DEVISEES, EXECUTORS, ADMINISTRATORS, GRANTEES, OR SUCCESSORS IN RIGHT, TITLE OR INTEREST.

Defendants

### In the Circuit Court of Maryland for Prince George's County Case No. CAE 21-02704

The object of this proceeding is to secure and foreclose the rights of re-demption on the following prop-erty, sold by the Collector of Taxes for Prince George's County, State of Maryland to the plaintiff:

"25,142.0000 Sq. Ft. North Potomac View Lot 12 BLK A. and assessed

to Jean-pierre Almond." The property address is 11 Bal-

moral, Oxon Hill MD 20745

The complaint states, among other things, that the amounts necessary for redemption have not been paid; It is thereupon this 17th day of May, 2021, 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 The Prince George's Post or any other paper of record in Prince George's County, Maryland, a newspaper having general circu-lation in Prince George's County, once a week for three (3) consecutive weeks, on or before the 11th day of June, 2021, warning all persons interested in the property to appear in this Court by the 20th day of July, 2021, and redeem the property and answer the Bill of Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vest-ing in the Plaintiff a title, free and clear of all encumbrances.

and clear of all encumbrances MAHASIN EL AMIN

Paradise Point LLC C/O Lucas I. Dansie Washington DC 20001 Phone (202) 783-1597 lucas@dansielaw.com, v.

> Oneway United Church of Christ Jesus, Inc. P.O. Box 47492 District Heights MD 20753-7492,

and

Prince George's County, Maryland,

### and

all unknown owners of the property described below, their heirs, devisees and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest and any and all persons having or claiming to have an interest in the property described as:

5348 SHERIFF RD CAPITOL HEIGHTS 20743-0000 and also known as Account Number 18-2024446.

Defendants

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

### Case No. CAE 21-02721

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty, sold by the Collector of Taxes for Prince George's County to the Plaintiff:

5348 SHERIFF RD CAPITOL HEIGHTS 20743-0000 also known as Account Number: 18-2024446

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 17th day of May, 2021, by the Circuit Court for Prince George's County Maryland:

ORDERED, that notice be given by 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, warning all persons interested in the prop erty to appear in this Court by the 20th day of July, 2021 and redeem the property and answer the Complaint, or thereafter a Final Judg ment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encum-

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

True Copy—Test: Mahasin El Amin, Clerk (5-27,6-3,6-10) 139580

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

### SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

### 129 JOYCETON WAY UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated October 20, 2003, recorded in Liber 18322, Folio 603 among the Land Records of Prince George's County, MD, with an original principal balance of \$148,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

### JUNE 8, 2021 AT 11:05 AM

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

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

Terms of Sale: A deposit of \$11,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be ad-justed to date of sale and thereafter assumed by purchaser. Purchaser is rejusted to date of sale and thereafter assumed by purchaser. Purchaser is re-sponsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be respon-sible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining phys-ical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, deter-mination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated demages for all loggest consistent by the number of default and liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted pur-chaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY EN-COURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANC-ING AT THE AUCTION. (Matter No. 340811-1)

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

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

### ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204 410-828-4838 www.alexcooper.com

139674 (5-20, 5-27, 6-3)

### LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

### TO ALL PERSONS INTERESTED IN THE ESTATE OF MARIANNE PHELPS

Notice is given that John Hanson, whose address is 201 North Charles Street, Suite 2210, Baltimore, MD 21201, and Truist Truist, whose address is 919 East Main Street, 8th Floor, Richmond, VA 23219, was on May 10, 2021 appointed co-Personal Representatives of the estate of Mar-ianne Phelps who died on October 9, 2020 will a will 2020 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 repre-sentatives or the attorney.

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 10th day of November, 2021.

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

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

TRUIST BANK FORMERLY SUNTRUST BANK BY: JULIE B. LAZA JOHN HANSON **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. 119767 (6-3,6-10,6-17) Prince George's County, Maryland

True Copy—Test: Mahasin El Amin, Clerk <u>139528</u> (5-20,5-27,6-3)

### **LEGALS**

Thomas M. Meachum, Esq Carney, Kelehan, Bresler, Bennett & Scherr, LLP 10715 Charter Drive, Suite 200 Columbia, MD 21044 410-740-4600 ext. 206

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JOSEPH KOSS

Notice is given that James Bog-danor, whose address is 6417 Warm Sunshine Path, Clarksville, MD 21029, was on May 4, 2021 appointed Personal Representative of the estate of Joseph Koss who died on August 6, 2020 with a will.

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

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

(1) Six months from the date of the decedent's death, except if the dece-dent 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.

JAMES BOGDANOR Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 117932 139604 (5-27,6-3,6-10)

**To Subscribe** Call **The Prince** George's Post at 301-627-0900

### LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF KENNETH J LACAPRIA

Notice is given that Ellen M La-capria, whose address is 4328 West-minster Place, Saint Louis, Missouri 63108, was on April 15, 2021 appointed Personal Representative of the estate of Kenneth J Lacapria who died on March 9, 2021 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 15th day of October, 2021.

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

### ELLEN M LACAPRIA Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 119917 139532 (5-20,5-27,6-3)

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

True Copy—Test: Mahasin El Amin, Clerk 139572 (5-27,6-3,6-10)

### LEGALS

### NOTICE

IN THE MATTER OF: Oluwatoyin Olushola Adetunji

FOR THE CHANGE OF

NAME TO: Oluwatoyin Hillary Chigozirim Adetunji

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

Case No. CAE 21-05457

A Petition has been filed to change the name of (Minor Child(ren)) Oluwatoyin Olushola Adetunji to Oluwatoyin Hillary Chigozirim Adetunji.

The latest day by which an objection to the Petition may be filed is the June 22, 2021.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland 139627

(6-3)

### NOTICE

IN THE MATTER OF: Christina Ferguson

FOR THE CHANGE OF NAME TO: Christina Hernandez

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

Case No. CAE 21-05492

A Petition has been filed to change thenameofChristina Ferguson to Christina Hernandez.

The latest day by which an objection to the Petition may be filed is the June 22, 2021.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland 139628 (6-3)



### **ENACTED BILLS**

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

<u>CB-007-2021 (DR-2) - AN ACT CONCERNING BUILDING CODE OF</u> <u>PRINCE GEORGE'S COUNTY</u> for the purpose of updating the provi-sions of the Housing Code of Prince George's County (the "County") to conform to the 2018 edition of the International Property Maintenance Code

ENACTED: 5/4/2021; SIGNED: 5/10/2021; EFFECTIVE: 6/25/2021

CB-008-2021 - AN ORDINANCE CONCERNING C-O ZONE for the purpose of amending the Commercial Table of Uses Permitted to permit Townhouse uses in the C-O (Commercial Office) Zone, under certain circumstances. ENACTED: 5/4/2021; EFFECTIVE: 6/21/2021

CB-011-2021 - EXECUTIVE ORDER NO. 4-2021 - REORGANIZA-TIONAL PROPOSAL amending the Schedule of Legislation separating the Human Relations Commission from the Office of Community Relations and establishing a new Office of Human Rights. ENACTED: 4/19/2021; EFFECTIVE: 4/19/2021

CB-012-2021 - AN ACT CONCERNING THE HUMAN RELATIONS **COMMISSION** for the purpose of amending the name of the Human Relations Commission to provide clarity to citizens and other governmental agencies as to the mission and function of the agency, modifying language to increase inclusion and diversity, adding gender identity as a protected class, and clarifying roles and authority of the Human Relations Commission and the appointed Commissioners. ENACTED: 4/19/2021; SIGNED: 5/3/2021; EFFECTIVE: 10/1/2021

**CB-013-2021 - AN ORDINANCE CONCERNING FARM BREWERIES** for the purpose of providing a definition for Farm brewery, amending the Residential Table of Uses in the Zoning Ordinance to permit Farm Brewery uses in the O-S (Open Space) Zone of Prince George's County, subject to certain specified requirements. ENACTED: 5/4/2021; EF-FECTIVE: 6/21/2021

CB-014-2021 - AN ORDINANCE CONCERNING C-S-C ZONES for the purpose of permitting by right, Townhouse in the C-S-C (Commercial Shopping Center) Zone of Prince George's County, under certain circumstances. ENACTED: 5/18/2021; EFFECTIVE: 5/18/2021

CB-017-2021 - AN ACT CONCERNING FOOD HALLS OCCUPANCY AND OPERATIONS for the purpose of establishing a business license for Special Food Service Facilities - Food Halls. ENACTED: 4/27/2021; SIGNED: 5/6/2021; EFFECTIVE: 6/21/2021

CB-019-2021 - AN ACT CONCERNING PRINCE GEORGE'S COUNTY RE-ENTRY EMPLOYMENT INCENTIVE PROGRAM for the purpose of establishing an incentive program to encourage employers to hire Prince George's County residents who are returning from incarceration and related requirements.

ENACTED: 5/18/2021; SIGNED: 5/25/2021; EFFECTIVE: 7/12/2021

CB-020-2021 AN ACT CONCERNING BUILDING CODE OF PRINCE GEORGE'S COUNTY for the purpose of updating the provisions of the Building Code of Prince George's County (the "Čounty") to conform to the 2017 editions of the National Electrical Code. ENACTED: 5/4/2021; SIGNED 5/12/2021; EFFECTIVE: 6/25/2021

CB-024-2021 AN ACT CONCERNING SUPPLEMENTARY APPRO-PRIATIONS, INTRADEPARTMENTAL TRANSFER OF APPROPRI-ATIONS AND INTERDEPARTMENTAL TRANSFER OF **<u>APPROPRIATIONS</u>** for the purpose of declaring additional revenue and appropriating to the General Fund to provide for costs that were not anticipated and included in the Approved Fiscal Year 2021 Budget and transferring surplus appropriation between various agencies and providing an appropriation adjustment to the Special Revenue Fund. ENACTED: 5/4/2021: SIGNED: 5/12/2021; EFFECTIVE: 6/25/2021

CB-027-2021 AN ACT CONCERNING 2021-2022 COMPENSATION **REVIEW BOARD - REVISED APPOINTMENTS** for the purpose of revising certain appointments to the Compensation Review Board; and generally regarding the Compensation Review Board. ENACTED: 5/4/2021; SIGNED: 5/12/2021; EFFECTIVE: 6/25/2021

### BY ORDER OF THE COUNTY COUNCIL

### **LEGALS**

### NOTICE TO CONTRACTORS

1. NOTICE IS HEREBY GIVEN THAT sealed bids will be received by the Prince George's County Department of Public Works and Transportation, Office of Engineering and Project Management at 9400 Peppercorn Place, Suite 400, Largo, MD 20774 until June 22, 2021 at 11:59 p.m. local prevailing time for the following project:

### STORMWATER FACILITIES IMPROVEMENTS AT VARIOUS LO-CATIONS 936-H (E)

#### 2. Contract Documents.

Contract documents are only available for download at the following websites

• eMaryland Marketplace (eMMA). The project can be found by project name or Project ID No. BPM024244 at Public Solicitations: eMaryland Marketplace Advantage (eMMA).

• SPEED eProcurement Platform <u>http://discovery.ariba.com/profile/</u> AN01496591158 The project can be found by project name.

### 3. Project Description:

This work focuses on the corrective and preventative maintenance and rehabilitation of existing stormwater facilities primarily for detention ponds. Construction services include, but not limited to pumping operations, grading, removal of sedimentation, access road maintenance, grading of outfalls, removal of vegetation and trees, reconstruction/upgrade of riser structures and other drainage structures to include end-walls, manholes, inlets, underdrain systems and other miscellaneous structures.

### 4. Minimum Qualifications:

The Contractor must have a minimum of 5 years' experience of performing similar type work. The County will only permit approved paving contractors to perform asphalt paving on its contracts. To bid or perform asphalt paving work on this project, all contractors including all tiers of subcontractors that are subcontracted to perform asphalt paving services, must be approved by Prince George's County as an acceptable paving contractor at the time bids are due and throughout the duration of the project. Evidence of Prince George's County certification, including that of its subcontractors, must be submitted by the prime bidder with its bid.

The Prince George County's Approved Paving Contractor's information is available on the web at https://www.princegeorgescountymd.gov.

5. The approximate quantities for major items of work involved are as follows:

QUANTITY	<u>UNIT</u>	DESCRIPTION
2000 2000 400 15000 3600 100 100	SF CY CY CY CY CY	Temporary Traffic Signs Temporary Orange Construction Fence Excavation Class 2 Sediment Excavation and Removal Borrow Excavation – Various Types Test Pit Excavation Selected Backfill – No. 57 or CR-6 Ag-
200 900	TON LF	gregate Washed Bank Run Gravel Reinforced Concrete Pipe Class 4 - Var-
900	LF	ious Sizes High Density Polyethylene (HDPE) Pipe – Various Sizes
600	LF	Corrugated Aluminized Metal Pipe – 16 Gauge – Various Sizes
60	EA	Standard Concrete End Wall – Various Types
45	EA	Standard Storm Drain Inlets – Various
20	EA	Types Standard Precast Concrete Manhole – 48 and 60 Inch Diameter
3000	LF	Silt Fence
3000	LF	Super Silt Fence
1600	TON	Stone Rip Rap – Various Classes
1000	CY	Gabions
200	CY	Flowable Fill for Pipes and Trenches
40	EA	Sedimentation Tanks and Filter Bags
6000	CY	Class 3 Excavation for Trenches – Vari- ous Depths
400	CF	Brick Masonry
1000	SF	Parging of Brick or Concrete Surfaces
1000	SF	Epoxy Protective Coating for Concrete

#### Epoxy Protective Coating for Concrete SF

139641

### LEGALS

COHN, GOLDBERG & DEUTSCH, L.L.C. Attorneys at Law 600 Baltimore Avenue, Suite 208 Towson, Maryland 21204

### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

### **1814 ELTON ROAD** ADELPHI, MD 20783

Under a power of sale contained in a certain Deed of Trust from Nelson Peter Jameson, and Calisha Michea Jameson, dated March 17, 2017 and recorded in Liber 39452, Folio 223 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$392,540.00, and an original interest rate of 3.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St entrance to Duval Wing of courthouse complex--if courthouse 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 JUNE 22, 2021 AT 11:30 AM.

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully de-scribed in the aforesaid Deed of Trust. The property is improved by a dwelling.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$38,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer fa-cilities charges, or front foot benefit payments, are payable by the pur-chaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon, Richard J. Rogers, Michael McKeefery, and Christianna Kersev, Substitute Trustees

> Mid-Atlantic Auctioneers, LLC 305 West Chesapeake Avenue, Suite 105 Towson, ND 21204 (410) 825-2900 www.mid-atlanticauctioneers.com

PRINCE GEORGE'S COUNTY, MARYLAND Calvin S. Hawkins, II, Chair

TO ALL PERSONS INTERESTED

Notice is given that James Coan, whose address is 1355 17th St, NW, #223, Washington, DC 20036, was on April 23, 2021 appointed Personal Representative of the estate of Suzanne Coan who died on Febru-ary 2, 2021 with a will.

Further information can be ob-

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file

their objections with the Register of

Wills on or before the 23rd day of October, 2021.

Any person having a claim against the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register

of Wills with a copy to the under-signed on or before the earlier of the following dates:

(1) Six months from the date of the

decedent's death, except if the dece-dent died before October 1, 1992, nine months from the date of the

(2) Two months after the personal

delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the

creditor presents the claims within

two months from the mailing or other delivery of the notice.

A claim not presented or filed on

or before that date, or any extension

provided by law, is unenforceable thereafter. Claim forms may be ob-

tained from the Register of Wills.

UPPER MARLBORO, MD 20773-1729

Estate No. 120391

(6-3,6-10,6-17)

Personal Representative

REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY

JAMES COAN

CERETA A. LEE

P.O. Box 1729

139672

decedent's death; or

IN THE ESTATE OF

SUZANNE COAN

ATTEST: Donna J. Brown Clerk of the Council

Copies of these documents are available for viewing online at https://princegeorgescountymd.legistar.com

139660 (6-3)
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NOTICE OF APPOINTMENT	NOTICE OF APPOINTMENT
NOTICE TO CREDITORS	NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS	NOTICE TO UNKNOWN HEIRS

### TO ALL PERSONS INTERESTED IN THE ESTATE OF JAMES ALEXANDER SPARROW

Notice is given that Perry Becker, whose address is 14300 Gallant Fox Ln, #218, Bowie, MD 20715, was on March 18, 2021 appointed Personal Representative of the estate of January Abusendar Screenwy, who died as Alexander Sparrow who died on December 30, 2020 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 represen-tative or the attorney.

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 18th day of September, 2021.

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

(1) Six months from the date of the decedent's death, except if the dece-dent 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.

PERRY BECKER Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 119156 139671 (6-3,6-10,6-17)

		Surfaces
600	TON	Hot Mix Asphalt Superpave – Various
		Mixes
300	SY	Full Depth Patching
500	SY	Milling Hot Mix Asphalt Pavement
200	SY	Driveway Entrances – Commercial
500	LF	Standard Concrete Curb and Gutter
2000	SF	Concrete Sidewalk
500	SF	Concrete Handicap Access Ramp
4000	LF	Galvanized Chain Link Fence
10	EA	Access Road Gate
3000	SY	Furnish and Place Topsoil
5000	SY	Permanent Seeding and Mulching
5000	SY	Sodding
16000	SY	Soil Stabilization Matting Type A, B and
		С
200	HR	Mowing – Manual
200	HR	Mowing - Tractor
40	DAY	Tree Trimming Crew with Equipment
180	EA	Remove Trees – Various Sizes

6. This project requires 20% Minority Business Enterprise and 40% County Based Small Business participation as described in more detail in Part I, Instructions to Bidders, Sections 1.36 and 1.37, Jobs First Act and Minority Business Enterprises Notice and County Based Small Business Participation Requirements.

7. An optional virtual Pre-Bid Conference will be held on May 28, 2021 at 11:00 a.m. local prevailing time, via Źoom a https://zoom.us/j/94108428030?pwd=dDc4YXZIZmx0UmNNcUF2dzJUV at 3d4Zz09 Or join using meeting I.D.: 941 0842 8030 password 068256.

### By Authority of Angela D. Alsobrooks County Executive

(6-3,6-10,6-17)

### **LEGALS**

### NOTICE

<u>139661</u>

IN THE MATTER OF: Winifred Alice Jenkins

FOR THE CHANGE OF NAME TO: Winifred Alice Wilson

In the Circuit Court for Prince George's County, Maryland Case No. CAE 21-05498

A Petition has been filed to change the name of Winifred Alice Jenkins

to Winifred Alice Wilson. The latest day by which an objection to the Petition may be filed is the June 22, 2021.

MAHASIN EL AMIN Clerk of the Circuit Court for

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### LEGALS

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

### SUBSTITUTE TRUSTEES' SALE OF VALUABLE

### **IMPROVED REAL ESTATE**

THIS PROPERTY WILL BE SOLD SUBJECT TO A 120 DAY RIGHT OF REDEMPTION BY THE INTERNAL **REVENUE SERVICE.** 

4321 39TH PLACE BRENTWOOD, MARYLAND 20722

By virtue of the power and authority contained in a Deed of Trust from Sy Ismaila Sahande, dated May 17, 2005, and recorded in Liber 25460 at folio 449 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 14735 Main Street , Upper Marlboro, Mary-land, 20772 on

### JUNE 22, 2021

### 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 \$15,000.00 at the time of sale. If the noteholder and / or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan dis-trict charges to be adjusted for the current year to the date of sale, and astrict 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 particulation of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 19-603066)

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

(6-3)

A Petition has been filed to change the name of Foday Sesay to Favour Foday Sesay. The latest day by which an objection to the Petition may be filed is the June 22, 2021.

Prince George's County, Maryland 139630 (6-3)

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

139632

### NOTICE

Foday Sesay

NAME TO:

IN THE MATTER OF:

FOR THE CHANGE OF

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

Case No. CAE 21-05687

Favour Foday Sesay

COHN, GOLDBERG & DEUTSCH, LLC Attorneys at Law 600 Baltimore Avenue, Suite 208 Towson, Maryland 21204

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

### **17205 SUMMERWOOD LANE** ACCOKEEK, MD 20607

Under a power of sale contained in a certain Deed of Trust from Thornell Johnson, dated April 30, 2007 and recorded in Liber 27874, Folio 726 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$558,714.00, and an original interest rate of 2.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 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 JUNE 8, 2021 AT 11:30AM.

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully de-scribed in the aforesaid Deed of Trust. The property is improved by a dwelling

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$39,000.00 by cer-tified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon, Richard J. Rogers, Michael McKeefery, Christianna Kersey, and Kevin Hildebeidel, Substitute Trustees

> Mid-Atlantic Auctioneers, LLC 305 West Chesapeake Avenue, Suite 105 Towson, MD 21204 (410) 825-2900 www.mid-atlanticauctioneers.com

### LEGALS

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

### SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

10308 BRISTOLWOOD CT. LAUREL, MD 20708

Under a power of sale contained in a certain Deed of Trust dated August 11, 2005, recorded in Liber 23359, Folio 644 among the Land Records of Prince George's County, MD, with an original principal balance of \$323,600.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located can Main St.) and St. located on Main St.), on

### JUNE 15, 2021 AT 11:15 AM

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

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

Terms of Sale: A deposit of \$24,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be ad-justed to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining phys-ical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, deter-mination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser fails to settle that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted pursurplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY EN-COURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANC-ING AT THE AUCTION. (Matter No. 346661-1)

### PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UP-COMING SALES

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

ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204 410-828-4838 www.alexcooper.com

(5-27.6-3.6-10)

### **LEGALS**

COHN, GOLDBERG & DEUTSCH, L.L.C. Attorneys at Law 600 Baltimore Avenue, Suite 208 Towson, Maryland 21204

### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

6978 MAYFAIR TERRACE LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust from Salif Sissoko, dated December 21, 2005 and recorded in Liber 24142, Folio 054 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$239,200.00, and an original interest rate of 7.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 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 JUNE 15, 2021 AT 11:30 AM.

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully de-scribed in the aforesaid Deed of Trust. The property is improved by a dwelling.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$24,000,00 by cerif any and whith whith whith the provided in the position of the position of the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason , there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon, Richard J. Rogers, Christianna Kersey, and Michael McKeefery, Substitute Trustees

Mid-Atlantic Auctioneers, LLC 305 West Chesapeake Avenue, Suite 105 Towson, MD 21204 (410) 825-2900 www.mid-atlanticauctioneers.com

139566

LEGALS



### NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

### TO ALL PERSONS INTERESTED

### IN THE ESTATE OF JANE M TALBERT

Notice is given that Patricia E Tal-bert-Smith, whose address is 1011 First Street, Rockville, MD 20850, was on March 29, 2021 appointed Personal Representative of the estate of Jane M Talbert who died on December 29, 2020 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 represen-tative or the attorney.

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 29th day of September, 2021.

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

(1) Six months from the date of the decedent's death, except if the dece-dent 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.

PATRICIA E TALBERT-SMITH Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 120031 139605 (5-27,6-3,6-10)

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF

JAMES EARL GEARY

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

<u>139567</u>

Notice is given that Andrew Scott Regents Park Rd, Crofton, MD 21114, was on April 20, 2021 appointed Personal Representative of the estate of James Earl Geary who died on March 14, 2021 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 20th day of October, 2021.

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

(1) Six months from the date of the decedent's death, except if the dece-dent died before October 1, 1992, nine months from the date of the decedent's death; or

(2) Two months after the personal 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.

ANDREW SCOTT GEARY Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 120080 (5-27,6-3,6-10) <u>139606</u>

### The Prince George's Post Call: 301-627-0900 | Fax: 301-627-6260

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

### SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

### 7311 HAVRE TURN UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated July 22, 2009, recorded in Liber 30944, Folio 108 among the Land Records of Prince George's County, MD, with an original principal balance of \$326,804,00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

### JUNE 15, 2021 AT 11:17 AM

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

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

Terms of Sale: A deposit of \$33,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Sub. Insteed, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water / event and front foot benefit charges to be adincluding water/sewer, ground rent and front foot benefit charges, to be ad-justed to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be respon-sible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining phys-ical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, deter-mination of whether the borrower entered into any repayment agreement, shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted pur-chaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY EN-COURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANC-ING AT THE AUCTION. (Matter No. 319145-3)

### PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UP-COMING SALES

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

ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204 410-828-4838 www.alexcooper.com

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

### SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

### 10502 WEYMOUTH AVE. BELTSVILLE, MD 20705

Under a power of sale contained in a certain Deed of Trust dated June 5, 2006, recorded in Liber 25482, Folio 618 among the Land Records of Prince George's County, MD, with an original principal balance of \$356,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.),

### JUNE 15, 2021 AT 11:16 AM

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

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

Terms of Sale: A deposit of \$36,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale. including water/sewer, ground rent and front foot benefit charges, to be ad-justed to date of sale and thereafter assumed by purchaser. Purchaser is re-sponsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be respon-sible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining phys-ical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted pur-chaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY EN-COURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANC-ING AT THE AUCTION. (Matter No. 349724-1)

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UP-COMING SALES

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

ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204 410-828-4838 www.alexcooper.com

(5-27,6-3,6-10)

Plaintiff

### **LEGALS**

### ORDER OF PUBLICATION

Tax Certificate Consultants Inc. c/o James F. Truitt, Jr. 20 East Timonium Road, Suite 106 Timonium, Maryland 21093 Plaintiff

Tommie Broadwater III Doretta P Barr, Lender Stephen H Ellick, Trustee Prince George's County, Maryland

### 5371 SHERIFF ROAD

v.

#### and

Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:

5371 Sheriff Road, 18th (Eighteenth) Election District, described as follows:

Annd that lot of land and Imps 17,600 Sq.Ft., Assmt \$164,400 Map 065 Grid F1 Par 014 Lib 397 F1 085 and assessed to Broadwater III, Tommie.

### IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY IN EOUITY Case Number: CAE 21-02673

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty 5371 Sheriff Road in the County of Prince George's, sold by the Col-lector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

Annd that lot of land and Imps. 17,600 Sq.Ft., Assmt \$164,400 Map 065 Grid F1 Par 014 Lib 397 F1 085 and assessed to Broadwater III, Tommie.

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

It is thereupon this 24th day of May, 2021, 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 general circula-tion in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 27th day of July, 2021, and redeem the property 5371 Sheriff Road 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's title, free and clear of all encumbrances.

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

### ORDER OF PUBLICATION

James F. Truitt, Jr. c/o James F. Truitt, Jr. 20 East Timonium Road, Suite 106 Timonium, Maryland 21093 Plaintiff

Shumye Atsbaha The Anyloan Company n/k/a Home123 Corporation The Anyloan Company n/k/a Home123 Corporation The Anyloan Company n/k/a Home123 Corporation Patrick J. Flanagan, Trustee

### 3450 TOLEDO TERRACE, UNIT 423

and

Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's de-scribed on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:

3450 Toledo Terrace, Unit 423, Hy-attsville, Maryland, 20782, Seventeenth (17th) Election District, described as follows: All that lot of land and imps., Unit 423 994.000 Sq.Ft. & Imps. Seville A Condo Assmt \$48,000 Lib 17905 Fl 422 Unit 423 and assessed to Atsbaha Shumye.

#### IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY IN EOUITY

Case Number: CAE 21-02753

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty 3450 Toledo Terrace, Unit 423, Hyattsville, Maryland, 20782 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

All that lot of land and imps., Unit 423 994.000 Sq.Ft. & Imps. Seville A Condo Assmt \$48,000 Lib 17905 Fl 422 Unit 423 and assessed to Atsbaha Shumve.

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

It is thereupon this 24th day of It is thereupon this 24th day of May, 2021, 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 general circula-tion in Prince George's County once a week for three (3) successive weeks, warning all persons inter-ested in the property to appear in ested in the property to appear in this Court by the 27th day of July, 2021, and redeem the property 3450 Toledo Terrace, Unit 423, Hyattsville, Maryland, 20782 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's title, free and clear of all encumbrances

LEGALS

v.

Plaintiff

### SECOND AMENDED ORDER OF PUBLICATION

### JAMES SCHNEIDER

THE ESTATE OF ALICE G. PEARMON

and

V.

THE TESTATE AND INTESTATE SUCCESSORS OF ALICE G. PEAR-MON, BELIEVED TO BE DE-CEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE INDIVIDUAL BE-LIEVED TO BE DECEASED

and

### STATE OF MARYLAND

and

### PRINCE GEORGE'S COUNTY, MARYLAND

Property Address: 0 Cherry Tree Crossing Rd, Brandywine, MD 20613 Account Number: 11 1174986 Description: 1.0000 Acres Map 145 Grid E1 Par 154 Assmt: \$65,000 Liber/Folio: 03464/987 Assessed To: Pearmon Albert J & Alice G.

### In the Circuit Court for Prince George's County, Maryland Case No.: CAE 20-13003

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-

erty 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: 0 Cherry Tree Crossing Rd, Brandywine, MD 20613

Account Number: 11 1174986 Description: 1.0000 Acres Map 145

Grid E1 Par 154 Assmt: \$65,000

Liber/Folio: 03464/987

Assessed To: Pearmon Albert J & Alice G.

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 24th day of May, 2021, 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 a general circulation in Prince George's County, once a week for three successive weeks on or before the 18th day of June, 2021, warning all persons interested in the said properties to be and appear in this Court by the 23rd day of July, 2021, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered

MAHASIN EL AMIN Clerk of the Circuit Court for

Prince George's County, Maryland

(6-3,6-10,6-17)

True Copy—Test: Mahasin El Amin, Clerk

encumbrances

<u>139646</u>

### ORDER OF PUBLICATION

### LEO BRUSO

### Plaintiff

CVC USA CORPORATION, BEN-JAMIN C. WINN, JR. AND PRINCE GEORGE'S COUNTY, MARYLAND

### AND

ALL UNKNOWN OWNERS OF THE PROPERTY DESCRIBED BELOW; ALL HEIRS, DEVISEES, PERSONAL REPRESENTA-TIVES, EXECUTORS, ADMINIS-TRATORS, GRANTEES, ASSIGNS OR SUCCESSORS IN RIGHT, TITLE OR INTEREST, AND ANY AND ALL PERSONS HAVING OR CLAIMING TO HAVE AN INTEREST IN THE REAL PROPERTY DESCRIBED AS:

Vansville, 1st Election District of Prince George's County, MD, Pt of Golf Course - Pt Par 8 - Cty Clb Agmt (PRF Granted 2003) 20.0300 Acres, Cross Creek Club, Assmt. \$20,000, Lib 31770 Fl 225 and assessed to CVC USA Corporation under Account Number 3245859, having a street address of 12800 Bay Hill Drive, Beltsville, MD 20705

#### Defendants

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

Case No.: CAE 21-02749

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

Pt of Golf Course - Pt Par 8 - Cty Clb Agmt (PRF Granted 2003) 20.0300 Acres, Cross Creek Club, Assmt. \$20,000, Lib 31770 Fl 225 and assessed to CVC USA Corporation under Account Number 3245859, being in the Vansville, 1st Election District of Prince George's County, Maryland and having a street ad-dress of 12800 Bay Hill Drive, Beltsville, MD 20705

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 have expired.

expired. It is thereupon this 24th day of May, 2021 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 a general circulation in Prince George's County, Maryland once a week for three (3) successive weeks, warning all persons interested in warning all persons interested in this property to appear in this Court by the 27th day of July, 2021 and redeem the property known as 12800 Bay Hill Drive, Beltsville, MD 20705 or answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in and as to the propforeclosing all rights of redemption in this Property and vesting in the erty and vesting in Plaintiff a title in Plaintiff a title, free and clear of all fee simple free and clear of all encumbrances

### File No. 19-PG-JF-1078

### **ORDER OF PUBLICATION**

### Jeffrey Frantz

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

### VS.

Ophelia, LLC, and WCP Fund I LLC, Lender, and Daniel Huertas, Trustee, and Prince George's County, Maryland,

### And

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

### 5615 Landover Road Hyattsville, MD 20784

Legal Description: 9,632 Sq.Ft. & Imps. West Cheverly Lot 6 Account ID: 02-0119024 Deed Ref.: 41005/337 Assessed to: Ophelia, LLC, Defendants

### In the Circuit Court for Prince George's County, Maryland Case Number: CAE 21-02752

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

### 5615 Landover Road, Hyattsville,

MD 20784 Legal Description: 9,632 Sq.Ft. & Imps. West Cheverly Lot 6 Account ID: 02-0119024 Deed Ref.: 41005/337 Assessed to: Ophelia, LLC

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

It is thereupon this 24th day of May, 2021, by the Circuit Court for Prince George's County;

ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having a general circulation in Prince George's County once a week for three successive weeks, before the 18th day of June, 2021, warning all persons interested in the said properties to be and appear in this Court by the 27th day of July, 2021 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 Él Amin, Clerk 139648 (6-3,6-10,6-17) Maryland to the Plaintiff:

"Lts 89.90 4,839.0000 Sq. Ft. & Imps. Capitol Heights Blk 31 Assmt \$38,467 Lib 35578 FL 421 and assessed to Jack Jeweler Etal."

The Property address is Central Ave. Capital Heights MD 20743

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

It is thereupon this 24th day of May, 2021, 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 the Prince George's Post or any other paper of record in Prince George's County, Maryland, a newspaper having general circulation in Prince George's County, once a week for three (3) consecutive weeks on or before the 18th day of June, 2021, warning all persons interested in the property to appear in this Court by the 27th day of July, 2021, and re-deem the property and answer the Bill of Complaint or thereafter a final indement 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 139650 (6-3,6-10,6-17)

### **LEGALS**

### **ORDER OF PUBLICATION**

SAMUEL KARKENNY c/o Michael J. Grady 50 West Montgomery Avenue, Suite 100 Rockville, MD 20850

Plaintiff

DENNIS L. CUFFEY JR. 3009 Southern Ave. Temple Hills MD 20748

VS.

DEUTSCHE BANK NATIONAL TRUST CO, Trustee For American Security Inc. 1761 Best St. Andrew Place Santa Ana, CA 92705

KING'S CROSSING CONDOMINIUM Association, Inc. C/o Noreen Walden Resident Agent 3103 Emmorton Road Abingdon MD 21009

STEVE MCGIBBON,

Mahasin Él Amin, Clerk 139644 (6-3,6-10,6-17)

Adam L Abrahams Meyers Hurvitz Abrahams LLC 3206 Tower Oaks Blvd, 4th Floor Rockville, MD 20852 240-283-1162

### NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF EDDY G. LEE AKA EDDY GOENM LEE AKA EDDY GOENMIEN LEE

Notice is given that Karen Diane Sippel, whose address is 17532 Princess Anne Dr, Olney, MD 20832, was on February 8, 2021 appointed Personal Representative of the estate of Eddy G. Lee aka Eddy Goenm Lee aka Eddy Goenmien Lee who died on November 22, 2020 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 represen-tative or the attorney.

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 8th day of August, 2021.

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

(1) Six months from the date of the decedent's death, except if the dece-dent 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.

KAREN DIANE SIPPEL Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 119124 139670 (6-3,6-10,6-17)

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

True Copy—Test: Mahasin El Amin, Clerk (6-3,6-10,6-17) 139645

### LEGALS

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

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

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

You must reclaim these vehicles by: 06/14/2021

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

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

MD 1DR0194 5XYPGDA32HG230171 2017 KIA SORENTO 2010 NISSAN MURANO JN8AZ1MW4AW136598

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

2006 JEEP COMMANDER

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

2001 FORD F-150 2003 TOYOTA MATRIZ 2005 CHRYSLER 300

VA UTF2293 1FTZF17241NA35616 2T1KY38E63C006687 2C3JA53G95H586311

3VWKJ71K46M688053

(6-3)

1HGEJ8245YL129364

YS3DF55KX22027293

MD 6DL0980 1J8HG48N36C165451

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

DC DE7696

3DA2569

MD

#### 2006 VOLKSWAGEN JETTA 2000 HONDA CIVIC 2002 SAAB 93

139677

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

True Copy—Test: Mahasin El Amin, Clerk 139647 (6-3,6-10,6-17)



Case No. CAE 21-05497

the name of (Minor Child(ren)) Shania Ngenyi Tandongfuet to Shania Cecilia Ngenyi Tandong-

The latest day by which an objection to the Petition may be filed is the June 22, 2021.

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

### NOTICE

IN THE MATTER OF: Camryn Melita Johnson

FOR THE CHANGE OF NAME TO: Camryn Melita Johnson Perry

In the Circuit Court for

Prince George's County, Maryland Case No. CAE 21-05697

A Petition has been filed to change the name of (Minor Child(ren)) Camryn Melita Johnson to Camryn Melita Johnson Perry. The latest day by which an objec-tion to the Petition may be filed is the June 22, 2021.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland 139633 (6-3)

### LEGALS

### **ORDER OF PUBLICATION**

JAMES SCHNEIDER Plaintiff vs.

ANNE JEWELER SAX Personal Rep. to Jack & Ruby Jeweler 8758 Endless Ocean Way Columbia MD 21045

Felicia Peres Personal Representative for Rose Peres 548 Venice Boulevard, Apt. 4 Venice, CA 90291

Ken Peres 5609 33rd Street, N.W. Washington, DC 20015

Lawrence Jeweler Personal Representative for Diana Jeweler 701 Fallsgrove Drive, Apt. 212 Rockville, MD 20850

Steven Jeweler Personal Representative for Diana Jeweler 3661 Folly Quarter Road Ellicott City, MD 21042

STEVE MCGIBBON, DIRECTOR OF FINANCE The Office of Finance of Prince George's County, Maryland 14741 Governor Bowie Dr., Rm. 1090

Upper Marlboro MD 20772

PRINCE GEORGE'S COUNTY'S ATTORNEY OFFICE 14735 Main St. M3403 Upper Marlboro MD 20772

ALL PERSONS WHO CLAIM TO HAVE AN INTEREST IN THE PROPERTY DESCRIBED HEREIN, INCLUDING THEIR HEIRS, DE-VISEES AND PERSONAL REPRE-SENTATIVES AND ANY OTHER HEIRS, DEVISEES, EXECUTORS, ADMINISTRATORS, GRANTEES, OR SUCCESSORS IN RIGHT, TITLE OR INTEREST.

Defendants

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

### Case No.: CAE 21-02748

The object of this proceeding is to secure and foreclose the rights of redemption on the following property, sold by the Collector of Taxes for Prince George's County, State of

Prince George's County, Maryland 14741 Governor Bowie Dr., Rm. 1090

Upper Marlboro MD 20772

DIRECTOR OF FINANCE

The Office of Finance of

PRINCE GEORGE'S COUNTY'S ATTORNEY OFFICE 14735 Main St. M3403 Upper Marlboro MD 20772

ALL PERSONS WHO CLAIM TO HAVE AN INTEREST IN THE PROPERTY DESCRIBED HEREIN, INCLUDING THEIR HEIRS, DE-VISEES, AND PERSONAL REPRE-SENTATIVES AND ANY OTHER HEIRS, DEVISEES, EXECUTORS, ADMINISTRATORS, GRANTEES, OR SUCCESSORS IN RIGHT, TITLE OR INTEREST.

Defendants

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

### Case No.: CAE 21-02747

The object of this proceeding is to secure and foreclose the rights of redemption on the following prop-erty, sold by the Collector of Taxes for Prince George's County, State of Maryland to the Plaintiff:

"Unit 3009 T-1 999.0000 Sq. Ft. & Imps. Kings Crossing Con Assmt \$48,667 Lib 32255 Fl 248 Unit T-1 and assessed to Cuffey Dennis L. Jr."

The Property address is: 3009 Southern Ave. Temple Hills MD 20748

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

It is thereupon this 24th day of May, 2021, 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 the Prince George's Post or any other paper of record in Prince George's County, Maryland, a newspaper having general circulanewspaper having general circula-tion in Prince George's County, once a week for three (3) consecutive week for three (3) consecutive weeks on or before the 18th day of June, 2021, warning all persons in-terested in the property to appear in this Court by the 27th day of July, 2021, and redeem the property and answer the Bill of Complaint or thereafter a final indemnet will be thereafter a final judgment will be entered foreclosing all rights of re-demption in the property and vest-ing in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 139649 (6-3,6-10,6-17)

NOTICE

IN THE MATTER OF: Shania Ngenyi Tandongfuet

FOR THE CHANGE OF NAME TO: Shania Cecilia Ngenyi Tandongfuet

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

A Petition has been filed to change

fuet.

<u>139629</u> (6-3)

## LEGALS

LEGALS			ALS	LEGALS	
File No. 19-PG-JF-1072	File No. 19-PG-JF-1081	File No. 19-PG-JF-1082	File No. 19-PG-JF-1083	File No. 19-PG-JF-1084	File No. 19-PG-JF-1086
ORDER OF PUBLICATION	ORDER OF PUBLICATION				
Jeffrey Frantz C/o William M. O'Connell, Esquire Law Office of William M. O'- Connell, LLC 124 South Street, Suite 4 Annapolis, MD 21401 Tel. (410) 230-1800, Plaintiff vs.	Jeffrey Frantz C/o William M. O'Connell, Esquire Law Office of William M. O'- Connell, LLC 124 South Street, Suite 4 Annapolis, MD 21401 Tel. (410) 230-1800, Plaintiff vs.	Jeffrey Frantz C/o William M. O'Connell, Esquire Law Office of William M. O'- Connell, LLC 124 South Street, Suite 4 Annapolis, MD 21401 Tel. (410) 230-1800, Plaintiff vs.	Jeffrey Frantz C/o William M. O'Connell, Esquire Law Office of William M. O'- Connell, LLC 124 South Street, Suite 4 Annapolis, MD 21401 Tel. (410) 230-1800, Plaintiff vs.	Jeffrey Frantz C/o William M. O'Connell, Esquire Law Office of William M. O'- Connell, LLC 124 South Street, Suite 4 Annapolis, MD 21401 Tel. (410) 230-1800, Plaintiff vs.	Jeffrey Frantz C/o William M. O'Connell, Esqui Law Office of William M. C Connell, LLC 124 South Street, Suite 4 Annapolis, MD 21401 Tel. (410) 230-1800, Plainti vs.
Gregory Nathanial Newberry, and Ferrance A. Knight, and ames Benny Knight, and Brookside Park Condominium, Inc., and Prince George's County, Maryland And	Oxon Hill Holdings 2 LLC, a Dis- trict of Columbia Limited Liability Company, and Kuei-Yin Chang Liu, Lender, and Lawrence Tucker, Trustee, and Brookside Park Condominium, Inc., and Prince George's County, Maryland	Oxon Hill Holdings 2 LLC, a Dis- trict of Columbia Limited Liability Company, and Kuei-Yin Chang Liu, Lender, and Lawrence Tucker, Trustee, and Brookside Park Condominium, Inc., and Prince George's County, Maryland	Oxon Hill Holdings 2 LLC, a Dis- trict of Columbia Limited Liability Company, and Kuei-Yin Chang Liu, Lender, and Lawrence Tucker, Trustee, and Brookside Park Condominium, Inc., and Prince George's County, Maryland	Oxon Hill Holdings 2 LLC, a Dis- trict of Columbia Limited Liability Company, and Kuei-Yin Chang Liu, Lender, and Lawrence Tucker, Trustee, and Brookside Park Condominium, Inc., and Prince George's County, Maryland	Oxon Hill Holdings 2 LLC, a Di trict of Columbia Limited Liabili Company, and Kuei-Yin Chang Liu, Lender, and Lawrence Tucker, Trustee, and Brookside Park Condominium, Ine and Prince George's County, Maryland
All other persons having or claim-	And	And	And	And	And
ing to have an interest in the prop- erty situate and lying in Prince George's County and known as: 582 Wilson Bridge Drive, Unit B-1 Oxon Hill, MD 20745	All other persons having or claim- ing to have an interest in the prop- erty situate and lying in Prince George's County and known as:	All other persons having or claim- ing to have an interest in the prop- erty situate and lying in Prince George's County and known as:	All other persons having or claim- ing to have an interest in the prop- erty situate and lying in Prince George's County and known as:	All other persons having or claim- ing to have an interest in the prop- erty situate and lying in Prince George's County and known as:	All other persons having or claim ing to have an interest in the prop erty situate and lying in Princ George's County and known as:
Legal Description: CONDOMINIUM	551 Wilson Bridge Drive, Unit C-1 Oxon Hill, MD 20745	545 Wilson Bridge Drive, Unit B-1 Oxon Hill, MD 20745	526 Wilson Bridge Drive, Unit A-2 Oxon Hill, MD 20745	530 Wilson Bridge Drive, Unit A-1 Oxon Hill, MD 20745	534 Wilson Bridge Drive, Unit D-2 Oxon Hill, MD 20745
BLDG 21 UNIT 6783 B-1 Account ID: 12-1319961 Deed Ref.: 35713/280 Assessed to: Gregory Nathaniel Newberry, Terrance A. Knight, and James Benny Knight, Defendants	Legal Description: BLDG 2 UNIT 6750 C-1 Account ID: 12-1314970 Deed Ref.: 37956/28 Assessed to: Oxon Hill Holdings 2 LLC,	Legal Description: BLDG 3 UNIT 6744 B-1 Account ID: 12-1315258 Deed Ref.: 37956/28 Assessed to: Oxon Hill Holdings 2 LLC,	Legal Description: BLDG 14 UNIT 6727 A-2 Account ID: 12-1317718 Deed Ref.: 37956/28 Assessed to: Oxon Hill Holdings 2 LLC,	Legal Description: BLDG 14 UNIT 6731 A-1 Account ID: 12-1317866 Deed Ref.: 37956/28 Assessed to: Oxon Hill Holdings 2 LLC,	Legal Description: BLDG 15 UNI 6735 D-2 Account ID: 12-1318096 Deed Ref.: 37956/28 Assessed to: Oxon Hill Holdings LLC,
In the Circuit Court for Prince George's County, Maryland Civil Division	Defendants In the Circuit Court for Prince George's County, Maryland	Defendants In the Circuit Court for Prince George's County, Maryland	Defendants In the Circuit Court for Prince George's County, Maryland	Defendants In the Circuit Court for Prince George's County, Maryland	Defendan In the Circuit Court for Prince George's County, Marylan
Case Number: CAE 21-01631	Civil Division Case Number: CAE 21-01631	Civil Division Case Number: CAE 21-01633	Civil Division Case Number: CAE 21-01634	Civil Division Case Number: CAE 21-01635	Civil Division Case Number: CAE 21-01636
The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop- erty, situate in Prince George's County and described as:	The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop- erty, situate in Prince George's County and described as:	The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop- erty, situate in Prince George's County and described as:	The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop- erty, situate in Prince George's County and described as:	The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop- erty, situate in Prince George's County and described as:	The object of this proceeding is t secure the foreclosure of all rights of redemption in the following prop erty, situate in Prince George County and described as:
582 Wilson Bridge Drive, Unit B-1 Oxon Hill, MD 20745	<u>551 Wilson Bridge Drive, Unit C-1,</u> Oxon Hill, MD 20745	<u>545 Wilson Bridge Drive, Unit B-1,</u> Oxon Hill, MD 20745	<u>526 Wilson Bridge Drive, Unit A-2,</u> Oxon Hill, MD 20745	<u>530 Wilson Bridge Drive, Unit A-1,</u> Oxon Hill, MD 20745	<u>534 Wilson Bridge Drive, Unit D-2</u> Oxon Hill, MD 20745
Legal Description: CONDOMINIUM BLDG 21 UNIT 6783 B-1 Account ID: 12-1319961 Deed Ref.: 35713/280 Assessed to: Gregory Nathaniel Newberry, Terrance A. Knight, and James Benny Knight	Legal Description: BLDG 2 UNIT 6750 C-1 Account ID: 12-1314970 Deed Ref.: 37956/28 Assessed to: Oxon Hill Holdings 2 LLC	Legal Description: BLDG 3 UNIT 6744 B-1 Account ID: 12-1315258 Deed Ref.: 37956/28 Assessed to: Oxon Hill Holdings 2 LLC	Legal Description: BLDG 14 UNIT 6727 A-2 Account ID: 12-1317718 Deed Ref.: 37956/28 Assessed to: Oxon Hill Holdings 2 LLC	Legal Description: BLDG 14 UNIT 6731 A-1 Account ID: 12-1317866 Deed Ref.: 37956/28 Assessed to: Oxon Hill Holdings 2 LLC	Legal Description: BLDG 15 UNI 6735 D-2 Account ID: 12-1318096 Deed Ref.: 37956/28 Assessed to: Oxon Hill Holdings LLC
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 10th day of May, 2021, by the Circuit Court for Prince George's County; ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having general cir- culation in Prince George's County once a week for three (3) successive weeks, before the 4th day of June, 2021, warning all persons interested in the said properties to be and ap- pear in this Court by the 13th day of July, 2021, and redeem the Property, and answer the Complaint, or there- after a final judgment will be ren-	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 10th day of May, 2021, by the Circuit Court for Prince George's County; ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having general cir- culation in Prince George's County once a week for three (3) successive weeks, before the 4th day of June, 2021, warning all persons interested in the said properties to be and ap- pear in this Court by the 13th day of July, 2021, and redeem the Property, and answer the Complaint, or there- after a final judgment will be ren-	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 10th day of May, 2021, by the Circuit Court for Prince George's County; ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having general cir- culation in Prince George's County once a week for three (3) successive weeks, before the 4th day of June, 2021, warning all persons interested in the said properties to be and ap- pear in this Court by the 13th day of July, 2021, and redeem the Property, and answer the Complaint, or there- after a final judgment will be ren-	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 10th day of May, 2021, by the Circuit Court for Prince George's County; ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having general cir- culation in Prince George's County once a week for three (3) successive weeks, before the 4th day of June, 2021, warning all persons interested in the said properties to be and ap- pear in this Court by the 13th day of July, 2021, and redeem the Property, and answer the Complaint, or there- after a final judgment will be ren-	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 10th day of May, 2021, by the Circuit Court for Prince George's County; ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having general cir- culation in Prince George's County once a week for three (3) successive weeks, before the 4th day of June, 2021, warning all persons interested in the said properties to be and ap- pear in this Court by the 13th day of July, 2021, and redeem the Property, and answer the Complaint, or there- after a final judgment will be ren-	The Complaint states, among oth things, that the amounts necessar for redemption have not been pai although more than six (6) month from the date of sale has expired. It is thereupon this 10th day May, 2021, by the Circuit Court for Prince George's County; ORDERED, that notice be given b the insertion of a copy of this Ord in a newspaper having general ci culation in Prince George's Coun once a week for three (3) successiv weeks, before the 4th day of Jun 2021, warning all persons interests in the said properties to be and ap pear in this Court by the 13th day July, 2021, and redeem the Propert and answer the Complaint, or ther after a final judgment will be rei

and clear of all encumbrances. MAHASIN EL AMIN

Clerk of the Circuit Court for

MAHASIN EL AMIN Clerk of the Circuit Court for

MAHASIN EL AMIN Clerk of the Circuit Court for Clerk of the Circuit Court for Prince George's County, Maryland Prince George's County, Maryland True Copy—Test: Mahasin El Amin, Clerk (5-20,5-27,6-3) 139524

dered foreclosing all rights of redemption in this Property and

vesting in the Plaintiff a title, free

and clear of all encumbrances.

after 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

dered foreclosing all rights of redemption in this Property and

vesting in the Plaintiff a title, free

True Copy—Test: Mahasin El Amin, Clerk 139521 (5-20,5-27,6-3)

True Copy—Test: Mahasin El Amin, Clerk 139522 (5-20,5-27,6-3)

dered foreclosing all rights of redemption in this Property and

vesting in the Plaintiff a title, free

MAHASIN EL AMIN

and clear of all encumbrances.

### 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 re-claim 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 data of this next is a horizon with the Director 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 (571) 991-4220.

The following vehicles are located at 4110 Suit Road, Lot 15, District Heights, MD 20747 or 14610 B Old Gunpowder Road, Laurel, MD 20707

<u>YEAR</u>	MAKE	MODEL	VIN
2011	GMC	Savana	1GDY72BA3B1905289
2004	Ford	Expedition	1FMPU16W74LA01263
2004	Infiniti	G35	JNKCV51E84M104996
2008	Mazda	Mazda6	1YVHP80C685M33709
1989	Ford	E350	1FDKE37M9KHB60480
2006	Ford	Focus	1FAFP31NX6W168936
2003	Honda	Accord	1HGCM56693A041401
1997	Subaru	Outback	4S3BG685XV7635376
2003	Ford	F250	1FTNW21P63ED85101
139678			(6-3)

LEGALS

PUBLIC HEARING CITY OF LAUREL MAYOR AND CITY COUNCIL MONDAY, JUNE 14, 2021 LAUREL MUNICIPAL CENTER 8103 SANDY SPRING ROAD LAUREL, MD 6:00 P.M.

Map Amendment No. 914- Ordinance No. 1973- Janoske Property-7222 & 7302 Contee Road Laurel, MD 20707

The Applicant, Ribera Development LLC, is seeking a Map Amendment to rezone the subject properties 7222 Contee Road and 7302 Contee Road from the R-5 (One Family Detached) zone to the R-T (Townhouse) zone.

The application is scheduled to be heard at the Mayor and City Council meeting on June 14, 2021 with a possibility of a continuance until their June 28, 2021 meeting.

All meetings pertaining to this application are held virtually through zoom. The public is welcome to attend and to testify, except at the Council Work Session. For meeting details, call 301-725-5300 or visit <u>https://www.city-oflaurel.org/clerk/meetings</u> and submit a speaker list if you wish to speak.

139643		

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

True Copy—Test: Mahasin El Amin, Clerk (5-20,5-27,6-3) 139523

dered foreclosing all rights of redemption in this Property and

vesting in the Plaintiff a title, free

and clear of all encumbrances.

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND BEFORE THE REGISTER OF WILLS FOR THE ESTATE OF: **GRADY TERRY** ESTATE NO: 120159

PUBLIC NOTICE

### TO CAVEAT

TO ALL PERSONS INTERESTED IN THE ABOVE ESTATE:

Notice is given that a petition to caveat has been filed by Kenyatta Terry-Allen, 11602 Leesborough Circle, Silver Spring, Maryland 20902, granddaughter, challenging the will dated October 4, 2014. You may obtain from the Register of Wills the date and time of any hearing on this matter.

CERETA A. LEE REGISTER OF WILLS F PRINCE GEORGE'S CO		be preser the said p
P.O. BOX 1729 Upper Marlboro, M	ID 20773	Dated thi
139588	(5-27,6-3)	139624

### <u>Notice</u> Town of Landover Hills FY2022 Budget Adoption

On Monday, May 17, 2021, the Landover Hills Town Council adopted Ordinance No. O-01-2021, An Ordinance of the Mayor and Town Coun-cil of the Town of Landover Hills, Maryland to Adopt a Budget for the Fiscal Year 2022 and to Establish Real Property and Personal Property Tax Rates for the Town for Fiscal Year 2022. The Town's real property tax rate will remain the same at \$0.52 per \$100 of assessed valuation and the Refuse Collection fee shall remain the same at \$250 per year. Also, the personal property tax rate of \$1.25 per \$100 of assessed valuation will remain the same

### **Projected Revenues**

Taxes Permits/Licenses Police Grants	\$31,635	Miscellaneous Revenues	\$552,875 \$16,894 \$127,500
Transfer from Investme	nts \$50,000		
Grants	\$165,668	<b>Total Projected Revenue:</b>	\$2,086,072

### **Projected Expenditures**

***		** ***
\$33,550	Public Associations	\$2,851
\$269,850	Police Department	\$1,061,940
\$5,000	Public Works	\$224,450
\$58,950	Elections	\$0
\$22,675	General Govt. Insurance	\$9,600
\$67,133	Trash Collection	\$110,000
\$4,250		
\$215,823	<b>Total Projected Expenditures:</b>	\$2,086,072
	\$5,000 \$58,950 \$22,675 \$67,133 \$4,250	\$269,850Police Department\$5,000Public Works\$58,950Elections\$22,675General Govt. Insurance\$67,133Trash Collection\$4,250\$4,250

This legislation shall become effective June 30, 2021 for the Fiscal Year 2022 (July 1, 2021 – June 30, 3022). A copy of the legislation shall be posted in the Landover Hills Town Hall for thirty (30) days

(6-3,6-10) 139581

**PUBLIC NOTICE** CIRCUIT COURT IN THE STATE OF MARYLAND FOR THE COUNTY OF CHARLES

Case No. C-08-FM-21-000247

Adoption/Gaurdisnship of Nya Blake a minor

In the matter of

Notice: JERMAINE JOHNSON the natural father of the above named child

YOU ARE HERBY NOTIFIED YOU ARE HERBY NOTIFIED there has been a petition filed for Adoption and change of last name. The petition has been set for hearing before the court in the county of Charles state of Maryland on the 9th of August 2021 at the hour of of 1:00 o'clock pm. On said date at which time and place you are required to time and place you are required to be present if you desire to oppose petition.

### nis 24th day of May 2021

### (5-27,6-3,6-10)

### **CITY OF DISTRICT HEIGHTS Public Hearing on Proposed** Fiscal Year 2022 Budget

The City of District Heights will hold a public hearing on the proposed fiscal year 2022 budget on June 3, 2020 at 7:00pm, virtually. All login information will be provided via city website www.districtheights.org at least 24 hours prior to the hearing. The hearing is open to the public and public testimony is encouraged. If you have a comment or question, please email no later than June 3rd at 10am to crutchfields@districtheights.org. Persons with questions regarding the hearing or wishing to obtain a copy of the budget may contact Daniel R. Baden, City Treasurer, at 410-980-1538.

(5-27,6-3) <u>139583</u>

### **OFFICIAL NOTICE**

On May 11, 2021 the Board of Commissioners for The Town of Upper Marlboro approved ORDINANCE 2021-01 Business License: AN ORDINANCE AMENDING ORDINANCE 2018-07 by continuing to provide for the licensing of associations, banks and financial institutions, business establishments, corporations, professions and other business entities doing business in the Town of Upper Marlboro; and to repeal the annual municipal liquor license fee: and to change the term of licensure from annual to biannual renewals; and to make certain stylistic and other necessary changes to said ordinance; and generally relating to business regulation and licensure. The ordinance will become effective June 1, 2021. Copies of the Ordinance are available at Town Hall, 14211 School Lane, Upper Marlboro, MD 20772 and online at www.UpperMarlboroMD.gov.

-Town of Upper Marlboro; By: M. David Williams, Town Clerk

(5-27,6-3) 139642 (5-27,6-3)

Prince George's County, Maryland

True Copy—Test: Mahasin El Amin, Clerk 139525 (5-20,5-27,6-3)

dered foreclosing all rights of redemption in this Property and

vesting in the Plaintiff a title, free

MAHASIN EL AMIN

and clear of all encumbrances.

True Copy—Test: Mahasin El Amin, Clerk 139526 (5-20,5-27,6-3)

### LEGALS

### A SUMMARY OF HYATTSVILLE ORDINANCE 2021-02 – BUDGET FOR THE FISCAL YEAR JULY 1, 2021 THROUGH JUNE 30, 2022

Notice is hereby given by the City Council of the City of Hyattsville, a mu-nicipal corporation of the State of Maryland, that the Council passed and adopted Ordinance 2021-02 – Budget for the Fiscal Year July 1, 2021 through June 30, 2022 on Monday, May 17, 2021. The title of the Ordinance which constitutes a fair summary, is as follows:

An ordinance adopting an annual budget for the Fiscal Year July 1, 2021 through June 30, 2022 for the general purpose; fixing the tax rates for the Fiscal Year beginning July 1, 2021; authorizing collection of taxes herein levied, and appropriating funds for the Fiscal Year.

The Ordinance is effective on July 1, 2021. The Ordinance is posted and available for inspection at the City Municipal Building, 4310 Gallatin Street, Hy-attsville, Maryland 20781. Additionally, to obtain Hyattsville Ordinance 2021-01- Candidate for Office Registration Deadline in its entirety contact Laura Reams, City Clerk, at (301) 985-5009 or go to <u>www.hyattsville.org</u>.

The City Council of Hyattsville

139582

### **ORDER OF PUBLICATION**

Paradise Point LLC C/O Lucas I. Dansie Counsel for Plaintiff 406 5th Street NW, Lower Level Washington DC 20001 Phone (202) 783-1597 lucas@dansielaw.com, Plaintiff,

CVC USA Corporation 12800 Bay Hill Dr Beltsville, MD 20705,

and

Benjamin C. Winn, Esq. 3701 Pender Dr. Suite 210 Fairfax, VA 22030,

### and

Woori America Bank c/o James Seung Lee, Res. Agent 10035 Baltimore National Pike Ellicott City, MD 21042,

and

Prince George's County, Maryland,

#### and

all unknown owners of the property described below, their heirs, devisees and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest and any and all persons having or claiming to have an interest in the property described as:

12870 HARBOUR TOWN DR BELTSVILLE 20705-0000 and also known as Account Number 01-3267333,

Defendants.

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

### Case No. CAE 21-02679

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty, sold by the Collector of Taxes for Prince George's County to the Plaintiff:

12870 HARBOUR TOWN DR BELTSVILLE 20705-0000 also known as Account Number: 01-3267333

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 10th day of May, 2021, by the Circuit Court for Prince George's County, Maryland:

ORDERED, that notice be given by 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, warning all persons interested in the prop-erty to appear in this Court by the 13th day of July, 2021 and redeem the property and answer the Com-plaint, or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the prop-erty, and vesting in the Plaintiff a title, free and clear of all encumbrances.

redemption in the following prop-erty 6121 Alpine Street, District Heights, MD 20747 in the County of Prince George's, sold by the Collec-tor of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff this proceeding: to the Plaintiff in this proceeding:

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. for redemption have not been paid. It is thereupon this 10th day of May, 2021, 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 general circula-tion in Prince George's County once a week for three (3) successive weeks warning all persons intera week for three (3) successive weeks, warning all persons inter-ested in the property to appear in this Court by the 13th day of July, 2021, and redeem the property 6121 Alpine Street, District Heights, MD 20747 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of reentered foreclosing all rights of redemption in the property, and vest-ing in the Plaintiff's 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 (5-20,5-27,6-3) 139509

### PRINCE GEORGE'S COUNTY GOVERNMENT

BOARD OF LICENSE COMMISSIONERS

### NOTICE OF **PUBLIC HEARING**

NOTICE IS HEREBY GIVEN: That the following establishments have filed a request for the addition of a Drive - In Window pursuant to R.R. No. 38 of the Rules and Regulations for Prince George's County Board of License Commissioners:

t/a Liquor City Krishna Holding Corp Class A, Beer, Wine and Liquor 9115 Annapolis Road Lanham, 20706

A virtual hearing will be held via Zoom at 7:00 p.m. on Wednesday, June 9, 2021. 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.

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)

Terence Sheppard Director May 18, 2021 139584

Attest:

### LEGALS

### ORDER OF PUBLICATION

IN THE MATTER OF:

BRITTANY WASHINGTON 625 SPECTATOR AVE HYATTSVILLE, MARYLAND 20785

PLAINTIFF SUZANNE C MARTIN & ROBERT E MARTIN 1047 ALCALA DR ST. AUGUSTINE, FL 32086-7195 DEFENDANTS

In the Circuit Court for Prince George's County, Maryland Case No.: CAE 21-00508

The above petitioner has filed a No-tice of Intent to Foreclose on the property described as:

The lot, piece or parcel of land situ-ated in Election District No. 8, con-taining 8,593 Sq.Ft, more or less, known and designated as LOTS EIGHTEEN (18), NINETEEN (19) AND TWENTY (20) in BLOCK NINETEEN (19) in a subdivision called "CEDAR HAVEN", and de-scribed in a deed conveyed from scribed in a deed conveyed from THE HOWARD UNIVERSITY, to SUZANNE COOK MARTIN and ROBERT E. MARTIN dated March 8th 1979, and recorded on August 16th 1979 in Liber No. 05142, folio 431, one of the Land Records of Prince George's County, Maryland.

The petitioner is seeking a foreclo-sure because:

The petitioner has a right to redeem the tax sale certificate as; more than six (6) months have passed since the date of the sale and the property has not been redeemed by any party of

The Petitioner requests that the Court order publication of the notice, as required by law, in the following newspaper of general circulation: Prince George's Post

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

True Copy—Test: Mahasin El Amin, Clerk (6-3,6-10,6-17) 139659

> Call 301-627-0900 for a quote.

### **ORDER OF PUBLICATION**

Tax Certificate Consultants Inc. c/o James F. Truitt, Jr. 20 East Timonium Road, Suite 106 Timonium, Maryland 21093 Plaintiff

Zenith Properties LLC Prince George's County, Maryland

9470 ANNAPOLIS ROAD, CONDO UNIT 2-411

1836(b)(1)(v) purposes only)

Any and all person having or claim-

simple in the properties and premises situate, lying and being in the

County of Prince George's de-

scribed on the Tax Rolls Prince

George's County Collector of State

and County Taxes for said County

9470 Annapolis Road, Condo Unit

2-411, 20th (Twentieth) Election Dis-

All that lot of land and imps BLDG 2 UNIT 41 1 3,054.0000 SQ.FT &

ASSMT \$91,200 LIB 29367 FL 242

UNIT 2-411 AND ASSED TO

IN THE CIRCUIT COURT FOR

PRINCE GEORGE'S COUNTY

IN EQUITY

Case Number: CAE 21-02672

The object of this proceeding is to secure the foreclosure of all rights of

redemption in the following prop-erty 9470 Annapolis Road, Condo

Unit 2-411 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince

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

All that lot of land and imps BLDG

2 UNIT 41 1 3,054.0000 SQ.FT & IMPS. ENTERPRISE OFFICE

ASSMT \$91,200 LIB 29367 FL 242

UNIT 2-411 AND ASSED TO

The Complaint states, among other

things, that the amounts necessary for redemption have not been paid.

It is thereupon this 10th day of May, 2021, 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 general circula-tion in Prince George's County once a week for three (3) successive

weeks, warning all persons inter-

ested in the property to appear in this Court by the 13th day of July,

2021, and redeem the property 9470 Annapolis Road, Condo Unit 2-411

and answer the complaint or there-

(5-20, 5-27, 6-3)

True Copy—Test: Mahasin El Amin, Clerk

139510

ZENITH PROPERTIES LLC.

ZENITH PROPERTIES LLC.

ENTERPRISE OFFICE

trict, described as follows:

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LLOYD G EASTMAN JR

Notice is given that Ionie Eastman, whose address is 124 Mohican Drive, Oxon Hill, MD 20745, was on May 11, 2021 appointed Personal Representative of the estate of Lloyd G Eastman Jr, who died on March 20, 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 on or before the 11th day of November, 2021.

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

(1) Six months from the date of the decedent's death, except if the dece-dent 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 ob-tained from the Register of Wills.

IONIE EASTMAN Personal Representative

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

Estate No. 120459 (5-27,6-3,6-10) 139611

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF **REGINALD LEE BARKLEY**

Notice is given that Sabrina Barkley, whose address is 5001 Sharon Road, Temple Hills, MD 20748, was on May 12, 2021 appointed Personal Representative of the estate of Reginald Lee Barkley, who died on April 26, 2020 without a will.

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

The Prince

George's Post

# Newspaper

Call 301-627-0900 or Fax

301-627-6260

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

True Copy—Test: Mahasin El Amin, Clerk 139506 (5-20,5-27,6-3)

### ORDER OF PUBLICATION

Tax Certificate Consultants Inc. c/o James F. Truitt, Jr. 20 East Timonium Road, Suite 101 Timonium, Maryland 21093 Plaintiff

Shona Baker 6121 Alpine Street District Heights, MD 20747

Howard Bierman, Trustee 6003 Executive Blvd, Suite 101 Bethesda, MD 20852

CWAVE Solutions LLC, a Pennsylvania Limited Liability Company Serve: Serve: Khader Mohamed, Member 4 Corbin Drive Exton, PA 19341

### **6121 ALPINE STREET**

and

Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

Serve: M. Andree Green, County Attorney

Office of Law

County Administration Building, Room 5121

14741 Governor Oden Bowie Drive Upper Marlboro, MD 20772

Defendants

And all unknown owners of property described below, their heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest and any and all persons having or claiming to have an interest in said property which is described as:

6121 Alpine Street, District Heights, MD 20747, 6th (Sixth) Election District, described as follows:

### IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY IN EQUITY Case Number: CAE 21-02695

The object of this proceeding is to secure the foreclosure of all rights of

and

known as:

IMPS.

PRINCE GEORGE'S COUNTY GOVERNMENT

> BOARD OF LICENSE COMMISSIONERS

### NOTICE OF VIRTUAL **PUBLIC HEARING**

NOTICE IS HEREBY GIVEN: That the following establishment has filed for a Special Entertainment Permit:

725 Cady Drive

A virtual hearing will be held via Zoom at 7:00 p.m. on Wednesday, June 9, 2021. 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 <u>BLC@co.pg.md.us</u> to request the link.

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

May 17, 2021

139585

### LEGALS

IN THE MATTER OF: Margaret Patricia Green Field

FOR THE CHANGE OF NAME TO:

Margaret Patricia Greenfield

In the Circuit Court for Prince George's County, Maryland Case No. CAE 21-05717

A Petition has been filed to change the name of (Minor Child(ren)) Margaret Patricia Green Field to Margaret Patricia Greenfield.

The latest day by which an objec-tion to the Petition may be filed is the June 22, 2021.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland 139634 (6-3)

Prince George's County, Maryland (for Maryland Annotated Code 14-

(5-27, 6-3)

ing to have any interest in the fee

t/a Martini's Restaurant & Lounge Up At Night, LLC Class B, Beer, Wine and Liquor Fort Washington, 20744

Testimony either for or against the

### BOARD OF LICENSE COMMISSIONERS (Liquor Control Board)

### Attest: Terence Sheppard Director

(5-27,6-3)

NOTICE

after a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's title, free and clear of all encumbrances.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 12th day of November, 2021.

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

(1) Six months from the date of the decedent's death, except if the dece-dent 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 ob-triend forms the Depicture (M<sup>2</sup>II) tained from the Register of Wills.

SABRINA BARKLEY Personal Representative

<u>139613</u>

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

> Estate No. 120583 (5-27,6-3,6-10)

The Prince George's Post Your Newspaper of Legal Record

> **To Advertise** Call or Fax

301-627-6260

# to Subscribe or Advertise

# Have

Very Safe Weekend

301-627-0900

**LEGALS** 

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

In The Estate Of: JACK DEMPSEY MOBLEY, JR. aka JACK D. MOBLEY, JR.

Estate No.: 116793

### NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Shannon Harris for judicial probate and for the appointment of a personal rep-resentative. A VIRTUAL hearing will be held August 19, 2021 at 11:00 A.M.

This hearing may be transferred or postponed to a subsequent time. Further information, including virtual hearing information may be obtained by contacting the Office of the Register of Wills (301) 952-3250 or the Orphans' Court (301) 952-3790.

REGISTER OF WILLS FOR	
PRINCE GEORGE'S COUNTY	
Cereta A. Lee	
P.O. Box 1729	
UPPER MARLBORO, MD 20773-1729	)
139664 (6-3,6-1	0)

THE ORPHANS' COURT FOR

PRINCE GEORGE'S COUNTY, MARYLAND

P.O. Box 1729

Upper Marlboro, Maryland 20773

In The Estate Of:

JEAN GUSACK KEARNEY

Estate No.: 117246

NOTICE OF

JUDICIAL PROBATE

To all Persons Interested in the

You are hereby notified that a pe

tition has been filed by Nancy L. Sloan and Vicki Lynn Fuqua for ju-

dicial probate of the will dated <u>09/28/2018</u> and for the appoint-ment of a personal representative. A VIRTUAL hearing will be held **July 7, 2021 at 10:15 AM.** This hearing may be transferred or pertopend to a subsequent time

postponed to a subsequent time. Further information, including vir-tual hearing information may be ob-

tained by contacting the Office of the Register of Wills (301) 952-3250 or the Orphans' Court (301) 952-

UPPER MARLBORO, MD 20773-1729

(5-27,6-3)

REGISTER OF WILLS FOR

CERETA A. LEE

P.O. Box 1729

PRINCE GEORGE'S COUNTY

above estate:

3790.

139589

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

In The Estate Of: JACK DEMPSEY MOBLEY, JR. aka JACK D. MOBLEY, JR. Estate No.: 116793

### NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Shawn Michael Mobley for judicial probate and for the appointment of a per-sonal representative. A VIRTUAL hearing will be held **August 19, 2021** at 11:00 A.M. This bearing may be transformed or

This hearing may be transferred or postponed to a subsequent time. Further information, including virtual hearing information may be ob-tained by contacting the Office of the Register of Wills (301) 952-3250 Orphans' Court (301) 952or the 3790

REGISTER OF WILLS FOR	
PRINCE GEORGE'S COUNT	ΓY
CERETA A. LEE	
P.O. Box 1729	
UPPER MARLBORO, MD 2	20773-1729
<u>139665</u>	(6-3,6-10)

### LEGALS

Plaintiff

### NOTICE

CHRISTINA MORRIS

PEDRO MEDINA

v.

### Defendant In the Circuit Court for Prince

George's County, Maryland Case No. CAD 19-13246

NOTICE is hereby given this 28th day of May, 2021 by the Circuit Court for Prince George's County, Marvland, that the sale of the property mentioned in these proceedings and described as 10805 Eastland Circle, Upper Marlboro, MD 20772 will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 28th day of June, 2021, next, provided a copy of this NOTICE be published at least once a week in each of three successive weeks in some newspaper of general circulation published in said County before the 28th day of June, 2021, next.

The report states the amount of sale to be \$520,000.00.

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 139679 (6-3,6-10,6-17)

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

### LOIS WILSON HART Estate No.: 117835

#### NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate: You are hereby notified that a pe-

tition has been filed by Thomas J. Kokolis for judicial probate of the will dated 09/12/2010 and for the appointment of a personal represen-tative. A VIRTUAL hearing will be held **August 5, 2021 at 10:15 AM**.

This hearing may be transferred or postponed to a subsequent time. Further information, including virtual hearing information may be obtained by contacting the Office of the Register of Wills (301) 952-3250 or the Orphans' Court (301) 952-3790.

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY CERETA A. LEE P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 <u>139596</u> (5-27,6-3)

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

In The Estate Of: FRANCES BECKER LAUT Estate No.: 116631

### NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petion has been filed by Marilyn Laut Foster for judicial probate of the copy of the first codicil to the will (no will has been filed) dated 08/04/2006 and for the appoint-A VIRTUAL hearing will be held August 3, 2021 at 10:15 A.M., eastern standard time. This hearing may be transferred or

postponed to a subsequent time. Further information, including virtual hearing information may be ob-tained by contacting the Office of the Register of Wills (301) 952-3250 or the Orphans' Court (301) 952-3790.

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

139595 (5-27,6-3)

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

P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of: EDITH L. HALL

Estate No.: 116944

### NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Laurice Lucas for judicial probate of the two wills dated 08/22/2005 and 08/22/2005 with interlineations and for the appointment of a personal representative. A VIRTUAL hearing will be held **June 30, 2021 at 10:15** 

This hearing may be transferred or postponed to a subsequent time. Further information, including virtual hearing information may be ob-tained by contacting the Office of the Register of Wills (301) 952-3250 or the Orphans' Court (301) 952-3790.

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

### 139593

John Noble, Esquire 451 Hungerford Drive, #616 Rockville, Maryland 20850 301-762-7200

(5-27,6-3)

### **ORDER OF PUBLICATION**

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

CHRISTOPHER C HICKS WELLS FARGO BANK NA ELIZABETH ZAJIC, TRUSTEE Prince George's County, Maryland

VS.

AND

**LEGALS** 

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

Prince George's County, described as follows: Tax Account No 2045318, LTS 40 THRU 43; 8,000 SQ.FT. & IMPS. CAPITOL HEIGHTS BLK 31; ASSMT \$156,033 LIB 07424 FL 408; KNOWN AS 520 MENTOR AVE CAPITOL HEIGHTS MD 20743. Defendants

### In the Circuit Court for Prince George's County, Maryland Civil Division CAE 21-02710

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

#### Prince George's County, described as follows: Tax Account No 2045318, LTS 40 THRU 43; 8,000 SQ.FT. & IMPS. CAPITOL HEIGHTS BLK 31; ASSMT \$156,033 LIB 07424 FL 408; KNOWN AS 520 MENTOR AVE CAPITOL HEIGHTS MD 20743.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 10th day of May, 2021, 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 bethree (3) successive weeks, on or before the 4th day of June, 2021, warn-ing all persons interested in the property to appear in this Court by the 13th day of July, 2021, and re-deem the property herein described and answer the complaint or there-after a final indement will be enafter a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

### True Copy—Test: Mahasin El Amin, Clerk 139517 (5-20,5-27,6-3)

Thomas J. Kokolis, Esquire Parker, Simon, & Kokolis, LLC

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

> **JAMES L. TERRELL** Estate No.: 115685

above estate:

lledan Terrell for judicial probate of the will dated 0/2014 and for the appointment of a personal rep-resentative. A VIRTUAL hearing will be held **July 6, 2021 at 10:15** AM.

This hearing may be transferred or postponed to a subsequent time. Further information, including virtual hearing information may be obtained by contacting the Office of the Register of Wills (301) 952-3250 or the Orphans' Court (301) 952-3790

REGISTER OF WILLS FO	
Prince George's Co Cereta A. Lee	UNTY
P.O. Box 1729 Upper Marlboro, N	ID 20773-1729
<u>139590</u>	(5-27,6-3)

In The Estate Of:

### NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the

You are hereby notified that a pe-tition has been filed by Lowellyn

STER OF WILLS FOR	Pf
CE GEORGE'S COUNTY	Ci
ta A. Lee	P.0
Box 1729	U
R MARLBORO, MD 20773-1729	
,	13
90 (5-27,6-3)	) —
	-

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

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

**LEGALS** 

In The Estate Of: AYODELE AKINSANMI Estate No.: 117127

### NOTICE OF

### JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Christina M. Taylor for judicial probate and for the appointment of a personal representative. A VIRTUAL hearing will be held June 29, 2021 at 10:15 AM.

This hearing may be transferred or postponed to a subsequent time. Further information, including vir-tual hearing information may be obtained by contacting the Office of the Register of Wills (301) 952-3250 or the Orphans' Court (301) 952-3790.

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNT CERETA A. LEE	Y
P.O. Box 1729 Upper Marlboro, MD 2	20773-1729
139591	(5-27,6-3)

Brian V. McFarland, Esquire McFarland & Masters, LLC 920 Frederick Road Catonsville, Maryland 21228 410-788-2300

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of: NEQUIREE L. WHEATHERS

Estate No.: 117128 NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate: You are hereby notified that a pe

the appointment of a personal rep-resentative. A VIRTUAL hearing will be held **June 29, 2021 at 10:15** AM.

postponed to a subsequent time. Further information, including virtual hearing information may be obtained by contacting the Office of the Register of Wills (301) 952-3250 or the Orphans' Court (301) 952-

REGISTER OF WILLS F	OR
PRINCE GEORGE'S CO	JUNTY
CERETA A. LEE	
P.O. Box 1729	
UPPER MARLBORO, N	MD 20773-1729
139592	(5-27,6-3)

John Noble, Esquire 451 Hungerford Drive, #616 Rockville, Maryland 20850 301-762-7202

tition has been filed by Christina M. Taylor for judicial probate and for

This hearing may be transferred or

Adam L Abrahams 3206 Tower Oaks Blvd 4th Floor Rockville MD 20852 240 283 1162

LEGALS

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

NOTICE IS HEREBY GIVEN that the Office of Monongalia Co Clerk court of Monongalia county, West Virginia appointed Cheri B Orel-lana, whose address is 43 Cheat Canyon Park Dr, Morgantown, WV 26508, as the Executrix of the Estate of Suzanne A. Tucker who died on May 31, 2020 domiciled in West Vir-ginia, US.

The Maryland resident agent for service of process is Eric Meyers, whose address is 3206 Tower Oaks Blvd, 4th Floor, Rockville MD 20852.

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

### PRINCE GEORGE'S COUNTY

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

(1) Six months from the date of the decedent's death, 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 foreign personal representative mails or delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the cred-itor presents the claim within two months from the mailing or other delivery of the notice. Claims filed after that date or after a date extended by law will be barred.

CHERI B ORELLANA Foreign Personal Representative

(5-27,6-3,6-10)

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

Estate No. 119224

139599

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF HELEN MARIE SCHAEFER

Notice is given that William Joseph Schaefer, Jr., whose address is 11723 River Drive, Lorton, VA 22079, was on April 13, 2021 appointed Personal Representative of the estate of Helen Marie Schaefer who died on October 3, 2020 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 represen-tative or the attorney.

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 13th day of October, 2021.

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

(1) Six months from the date of the decedent's death, except if the dece-dent 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 ob-tained from the Register of Wills.

WILLIAM JOSEPH SCHAEFER, 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. 120234
139603 (5-27,6-3,6-10)

### NOTICE OF APPOINTMENT NOTICE TO CREDITORS

### NOTICE TO UNKNOWN HEIRS

### TO ALL PERSONS INTERESTED IN THE ESTATE OF ERIC J. THOMPSON

Notice is given that Kenneth C. Thompson, whose address is 460 Neptune Avenue, 23N, Brooklyn, NY 11224, was on April 23, 2021 appointed Personal Representative of the estate of Eric J. Thompson, who died on January 1, 2021 without a will

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 23rd day of October, 2021.

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 under-signed, on or before the earlier of the following dates:

(1) Six months from the date of the decedent's death, except if the dece-dent 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.

KENNETH C. THOMPSON Personal Representative

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

139612

Estate No. 120491

(5-27,6-3,6-10)

139614

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

### NOTICE TO UNKNOWN HEIRS

### TO ALL PERSONS INTERESTED IN THE ESTATE OF MERRILL T. JACKSON JR.

Notice is given that Shih-Ming Jackson, whose address is 1353 Southview Drive, #204, Oxon Hill, Maryland 20745, was on April 29, 2021 appointed Personal Represen-tative of the estate of Merrill T. Jack-son Jr., who died on March 10, 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 on or before the 29th day of October, 2021.

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

(1) Six months from the date of the decedent's death, except if the dece-dent 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.

SHIH-MING JACKSON Personal Representative

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

> Estate No. 120586 (5-27,6-3,6-10)

### NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

### TO ALL PERSONS INTERESTED IN THE ESTATE OF ROBERT H. MYERS JR.

Notice is given that Clint Myers, whose address is 2165 Crain High-way Apt. 522, Waldorf, MD 20601, was on May 4, 2021 appointed Personal Representative of the estate of Robert H. Myers Jr, who died on February 11, 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 on or before the 4th day of November, 2021.

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

(1) Six months from the date of the decedent's death, 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.

#### CLINT MYERS Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729

UPPER MARLBORO, MD 20773-1729

Estate No. 120649

110 N. Washington Street, Suite 500 Rockville, MD 20850 301-656-5775

### NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF GAYLE V. TURNER

Notice is given that Thomas J. Kokolis, whose address is 110 N. Washington Street, Suite 500, Rockville, MD 20850, was on April 28, 2021 appointed Personal Repre-sentative of the estate of Gayle V. Turner, who died on January 30, 2012 without a will.

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

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

(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or

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

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

THOMAS J. KOKOLIS, ESQUIRE Personal Representative

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

139617

Estate No. 116688 (5-27,6-3,6-10)

# The Prince George's Post

### **IT PAYS TO ADVERTISE!** Call Brenda Boice at 301-627-0900

### (5-27,6-3,6-10)



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

### SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

### 7705 24TH AVE. HYATTSVILLE, MD 20783

Under a power of sale contained in a certain Deed of Trust dated August 31, 2007, recorded in Liber 28794, Folio 156 among the Land Records of Prince George's County, MD, with an original principal balance of \$385,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located can Main St.) and located on Main St.), on

### JUNE 15, 2021 AT 11:18 AM

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

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

Terms of Sale: A deposit of \$15,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be ad-justed to date of sale and thereafter assumed by purchaser. Purchaser is rejusted to date of sale and thereafter assumed by purchaser. Purchaser is re-sponsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be respon-sible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining phys-ical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, deter-mination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY EN-COURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANC-ING AT THE AUCTION. (Matter No. 349505-1)

#### PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UP-COMING SALES

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

ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204 410-828-4838 www.alexcooper.com

**LEGALS** 

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

### SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

4807 WILLES VISION DR. BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust dated November 10, 2006, recorded in Liber 26958, Folio 381 among the Land Records of Prince George's County, MD, with an original principal balance of \$586,000.00, default having occurred under the terms thereof, the Sub. Trustees will call at public auction at the Circuit Court for Prince George's Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JUNE 22, 2021 AT 11:15 AM

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

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

Terms of Sale: A deposit of \$63,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is rejusted to date of sale and thereafter assumed by purchaser. Purchaser is re-sponsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be respon-sible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining phys-ical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, deter-mination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted pursurplus results from improvements to the property by said defaulted pur-chaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY EN-COURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANC-ING AT THE AUCTION. (Matter No. 173254-2)

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UP-COMING SALES

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

ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204 410-828-4838 www.alexcooper.com

(6-3,6-10,6-17)

139638

139637

(5-27, 6-3, 6-10)

LEGALS

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

### SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

9631 REIKER DR. UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated November 24, 2006, recorded in Liber 26940, Folio 62 among the Land Records of Prince George's County, MD, with an original principal balance of \$303,920.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.) on located on Main St.), on

### JUNE 22, 2021 AT 11:16 AM

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

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

Terms of Sale: A deposit of \$23,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be ad-justed to date of sale and thereafter assumed by purchaser. Purchaser is re-sponsible for any recapture of homestead tax credit. All transfer taxes and sponsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be respon-sible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining phys-ical possession of the property, and assumes risk of loss or damage to the property from the date of sale. property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, deter-mination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted pur-chaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY EN-COURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANC-ING AT THE AUCTION. (Matter No. 345050-1)

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UP-COMING SALES

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

ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204 410-828-4838 www.alexcooper.com

(6-3,6-10,6-17)

139570

**LEGALS** 

### **LEGALS**

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

### SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

### 2809 MOORES PLAINS BLVD. UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated August 31, 2007, recorded in Liber 28652, Folio 471 among the Land Records of Prince George's County, MD, with an original principal balance of \$458,488.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.) on located on Main St.), on

### JUNE 15, 2021 AT 11:19 AM

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

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

Terms of Sale: A deposit of \$40,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, deter-mination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted pur-chaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason the Purchaser's sole remedy at law or equity Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY EN-COURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANC-ING AT THE AUCTION. (Matter No. 164551-1)

#### PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UP-COMING SALES

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

ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204 410-828-4838 www.alexcooper.com

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

### SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

### 9401 SHERIDAN ST. LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust dated June 22, 2018, recorded in Liber 41592, Folio 101 among the Land Records of Prince George's County, MD, with an original principal balance of \$186,850.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

### JUNE 22, 2021 AT 11:17 AM

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

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

Terms of Sale: A deposit of \$19,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is re-sponsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, deter-mination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted pur-chaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity. Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY EN-COURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANC-ING AT THE AUCTION. (Matter No. 348082-2)

### PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UP-COMING SALES

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

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