NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF

Notice is given that Michele L.

Glymph, whose address is 7905 Jaywick Avenue, Fort Washington, MD

20744, was on December 8, 2022 ap-

pointed Personal Representative of the estate of Arsnola Watson, who

died on November 14, 2021 without

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-

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

their objections with the Register of

Wills on or before the 8th day of

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

(1) Six months from the date of the

(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

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.

MICHELE L. GLYMPH

Personal Representative

UPPER MARLBORO, MD 20773-1729

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

TO ALL PERSONS INTERESTED

Notice is given that William Cora

Jr, whose address is 9906 Frank Tippett Road, Upper Marlboro, MD 20772, was on November 30, 2022 appointed Personal Representative

of the estate of Sharon Louise Cora,

who died on September 12, 2022

Further information can be ob-

tained by reviewing the estate file in

the office of the Register of Wills or

by contacting the personal representative or the attorney.

All persons having any objection

to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of

Wills on or before the 30th day of May, 2023.

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

to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following dates:

(1) Six months from the date of the

(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.

decedent's death; or

IN THE ESTATE OF

without a will.

SHARON LOUISE CORA

Estate No. 127339

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

CERETA A. LEE REGISTER OF WILLS FOR

P.O. Box 1729

143499

Prince George's County

other delivery of the notice.

ARSNOLA WATSON

tative or the attorney.

the following dates:

decedent's death; or

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF BERTA GRACE LESTER

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

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

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

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

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

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

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

> PHILLIP ANTHONY LESTER Personal Representative

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

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

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF ELLEN SUE CASWELL

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

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

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

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 undersigned, on or before the earlier of the following dates:

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

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

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

> JULIA C DAITCH Personal Representative

Cereta A. Lee REGISTER OF WILLS FOR Prince George's County UPPER MARLBORO, MD 20773-1729

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

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF ANNE GRETA SERRANO

Notice is given that Keith Serrano, whose address is 10804 Blackpowder Court, Fort Washington, MD 20744, was on December 2, 2022 appointed Personal Representative of the estate of Anne Greta Serrano, who died on January 5, 2022 with-

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

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

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

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

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

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

KEITH SERRANO Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729

143496

Upper Marlboro, MD 20773-1729 Estate No. 126634

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

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

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

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

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

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

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

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

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

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

SHARON Y. OUATTARA Personal Representative

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

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

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

NOTICE OF APPOINTMENT

TO ALL PERSONS INTERESTED IN THE ESTATE OF

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

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

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

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

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

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

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

> DORIS R DYSON Personal Representative

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

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

LEGALS

LEGALS

NOTICE OF APPOINTMENT NOTICE OF APPOINTMENT NOTICE TO CREDITORS

LEGALS

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

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

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

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

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

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

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

> KOBI SMITH Personal Representative

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

summary, is as follows:

143373

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

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF BASIL KANAYO OSUJI

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

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

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

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

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

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

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

ABIGAIL CHIJIOKE OSUJI Personal Representative

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

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

(12-15,12-22)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

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

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

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

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

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 undersigned, on or before the earlier of the following dates:

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

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

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

ROSA M RUSSELL Personal Representative

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

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **EVA L WOODFORK**

Notice is given that Earl Woodfork, whose address is 1011 Cedar Heights Drive, Capitol Heights, MD 20743, was on November 29, 2022 appointed Personal Representative of the estate of Eva L Woodfork, who died on October 30, 2022 with-

Further information can be ob-

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

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

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

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

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

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

EARL WOODFORK Personal Representative

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

Estate No. 127237

143503 (12-22,12-29,1-5)

Call (301) 627-0900 Today!

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

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

NOTICE OF APPOINTMENT

Notice is given that Damion N. Parker, whose address is 1 Wrencrest Ct., Blythewood, SC 29016, was on December 5, 2022 appointed Personal Representative of the estate of Dwight Lamont Parker, Sr., who died on October 29, 2022 with-

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

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

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

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

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

DAMION N. PARKER Personal Representative

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

Estate No. 127355

<u>143504</u> (12-22,12-29,1-5)

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

CERETA A. LEE

WILLIAM CORA JR

Personal Representative

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

PUBLIC HEARING CITY OF LAUREL MAYOR AND CITY COUNCIL MONDAY, JANUARY 9, 2023

> LAUREL MUNICIPAL CENTER 8103 SANDY SPRING ROAD LAUREL, MD

Concept MXT Site Plan No. 935- Ordinance No. 2004- 6820 Contee Road Laurel, MD 20707

6:00 P.M.

The Applicant, Pulte Home Company, LLC is seeking City Council approval of a Corridor Center Conceptual Plan to construct - a total of 302 residential units. The Applicant has proposed to construct: one hundred and forty-four stacked town home condominium units(two-Family), fourteen active adult villa homes, and one hundred and forty-four single family attached, including twelve of which will be live/work units.

The application is scheduled to be heard virtually by the Mayor and City Council on January 9, 2023. The Mayor and City Council will also hold a 2nd public hearing with possible action on January 23, 2023. This meeting will

In-person meetings are held in the City Council Chambers of the Laurel Municipal Center, 8103 Sandy Spring Road, Laurel, MD 20707. The public is welcome to attend and to testify. For the virtual meetings, please visit https://www.cityoflaurel.org/clerk/meetings or contact staff at ecd@laurel.md.us for details. Submit a speaker request if you wish to speak.

Subscribe to The Prince George's Post

LEGALS LEGALS

Notice is hereby given by the City Council of the City of Hyattsville, a municipal corporation of the State of Maryland, that the Council passed and adopted Ordinance 2022-07 - Renewal of Comcast Cable Franchise on Monday, December 5, 2022. The title of the Ordinance which constitutes a fair

A SUMMARY OF HYATTSVILLE ORDINANCE 2022-07 - RE-

NEWAL OF COMCAST CABLE FRANCHISE

An ordinance granting a renewal of the cable franchise to Comcast of Maryland, LLC and authorizing a franchise agreement.

The Ordinance is effective on December 25, 2022. The Ordinance is posted and available for inspection at the City Municipal Building, 4310 Gallatin Street, Hyattsville, Maryland 20781. Additionally, to obtain Hyattsville Ordinance 2022-07 in its entirety contact Laura Reams, City Clerk, at (301) 985-5009 or go to www.hyattsville.org.

The City Council of Hyattsville

A SUMMARY OF HYATTSVILLE ORDINANCE 2022-05 - ANI-MAL WELFARE AND COMMUNITY SAFETY ACT

Notice is hereby given by the City Council of the City of Hyattsville, a municipal corporation of the State of Maryland, that the Council passed and adopted Ordinance 2022-05 – Animal Welfare and Community Safety Act on Monday, December 5, 2022. The title of the Ordinance which constitutes a fair summary, is as follows:

An Ordinance Whereby the City Council Amends Chapter 52 of the City of Hyattsville Code to Update and Clarify the Animal Welfare Provisions Contained Therein.

The Ordinance is effective on December 25, 2022. The Ordinance is posted and available for inspection at the City Municipal Building, 4310 Gallatin Street, Hyattsville, Maryland 20781. Additionally, to obtain Hyattsville Ordinance 2022-05 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

143374 (12-15,12-22)

143437 (12-22,12-29,1-5)

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

11106 BENNINGTON DR. UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated July 7, 2006, recorded in Liber 25598, Folio 452 among the Land Records of Prince George's County, MD, with an original principal balance of \$271,750.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

DECEMBER 28, 2022 AT 10:37 AM

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

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

Terms of Sale: A deposit of \$25,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreelessure sale, including water (severe grand root and survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 346266-1)

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

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



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

(12-8,12-15,12-22)

143301

143357

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE 2202 MUSKOGEE STREET ADELPHI, MARYLAND 20783

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

JANUARY 3, 2023 AT 9:30 AM

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

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

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

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

the Land Records of PRINCE GEORGE'S COUNTY, Maryland
(12-15,12-22,12-29)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

7707 HYACINTH CT. LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust dated March 27, 2006, recorded in Liber 25583, Folio 71 among the Land Records of Prince George's County, MD, with an original principal balance of \$211,409.94, 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

DECEMBER 28, 2022 AT 10:39 AM

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

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

Terms of Sale: A deposit of \$14,000 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 in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive forcelosure sale, including water (cover ground root and survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter

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

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



*auctioneers*908 York Road • Towson, MD 21204 • 410.828.4838

908 York Road • Towson, MLD 21204 • 410.828.483.

www.alexcooper.com

<u>143302</u> (12-8,12-15,12-22)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

2020 HANCOCK DRIVE UPPER MARLBORO, MARYLAND 20774

By virtue of the power and authority contained in a Deed of Trust from Irving C Hinton, dated April 17, 2012, and recorded in Liber 33602 at folio 610 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction At the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, 20772, on

DECEMBER 27, 2022 AT 9:31 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$30,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall here responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk

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

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

7053 PALAMAR TERR. LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust dated March 31, 2009, recorded in Liber 30559, Folio 330 among the Land Records of Prince George's County, MD, with an original principal balance of \$162,011.00, 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

DECEMBER 28, 2022 AT 10:41 AM

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

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

Terms of Sale: A deposit of \$13,000 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 in the Deed of Irust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water (sewer ground rent and survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 329719-2)

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

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



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

www.aiexcooper.com

<u>143303</u> (12-8,12-15,12-22)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

2506 MARKHAM LANE UNIT 4 LANDOVER, MARYLAND 20785

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

JANUARY 10, 2023 AT 9:30 AM

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

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

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

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

143300 (12-8,12-15,12-22) 143430 (12-22,12-29,1-5)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

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

Occupant Unknown Owners

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

ANY UNKNOWN OWNER OF THE PROPERTY 7952 RIGGS RD, CONDO UNIT: 7952, HY-ATTSVILLE, MD 20783 Parcel No. 17-1888387, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest Defendants.

In the Circuit Court for Prince George's County Case No.: C-16-CV-22-000414

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

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

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

It is thereupon this 5th day of December, 2022, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspaer having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of February, 2023, and redeem the property with Parcel Identification Number <u>17-1888387</u> and answer the complaint or thereafter 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 (12-15,12-22,12-29)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

The Volunteer Fire Dept. of West Lanham Hills Inc. The Volunteer Fire Dept. of West Lanham Hills Inc.

The Volunteer Fire Dept. of West Lanham Hills Inc. RICHARD BRADLEY & MICHAEL P WHALEN

Prince George's County, Maryland Occupant

Unknown Owners

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

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

Defendants.

In the Circuit Court for Prince George's County Case No.: C-16-CV-22-000424

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

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

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

It is thereupon this 5th day of December, 2022, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspaer having a general circulation in per having a general circumser.
Prince George's County once a
week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of February, 2023, and redeem the property with Parcel Identification Number 20-3742236 and answer the complaint or thereafter 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

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

JAVIER CANALES IAVIER CANALES Presidential Towers Condominium

Presidential Towers Condominium Prince George's County, Maryland Occupant Unknown Owners

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

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

In the Circuit Court for Prince George's County Case No.: C-16-CV-22-000415

Defendants.

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

Unit 610 982.0000 Sq.Ft & Imps. Presidential Tower

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

It is thereupon this 5th day of December, 2022, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of February, 2023, and redeem the property with Parcel Identification Number 17-1938513 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 (12-15,12-22,12-29) 143360

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

SHARON MARSHALL THE TOWERS IN WESTCHESTER PARK ESTATE OF SHARON LEE

MARSHALL Prince George's County, Maryland

Occupant Unknown Owners

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

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

Defendants.

In the Circuit Court for Prince George's County Case No.: C-16-CV-22-000420

and interest

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

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

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

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

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

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

ORDER OF PUBLICATION

THORNTON MELLON LLC

LAWRENCE KEVIN DUNCAN CHELSEA WOODS COURTS CON-**DOMINIUM**

Prince George's County, Maryland Occupant Unknown Owners

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

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

In the Circuit Court for Prince George's County Case No.: C-16-CV-22-000418

Defendants.

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

Courts Condomi Nium Phase III Bl DG Unit 201 2,051.0000 Sq.Ft. & Imps. Chelsea Woods-phas

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

It is thereupon this 5th day of December, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of February, 2023, and redeem the property with Parcel Identification Number <u>21-2429140</u> 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 143361 (12-15,12-22,12-29)

LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

KHALID ASHAI, M.D. KHALID ASHAI, M.D. KHALID ASHAI, M.D. KHALID ASHAI, M.D.

Greenway East Professional Center Condo Prince George's County, Maryland

Occupant Unknown Owners

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

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

In the Circuit Court for Prince George's County Case No.: C-16-CV-22-000426

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

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

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

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

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

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

ORDER OF PUBLICATION

THORNTON MELLON LLC

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY 1641208

TOWN RD, LAUREL, MD 20708 Parcel No. 14-1641208, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County Case No.: C-16-CV-22-000405

The object of this proceeding is to to the plaintiff in this proceeding:

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

It is thereupon this 5th day of December, 2022, by the Circuit Court after 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

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff.

RUSSELL L MALONEY RUSSELL L MALONEY Pentagon Federal Credit Union Pentagon Federal Credit Union Pentagon Federal Credit Union Pentagon Federal Credit Union US Department of Veterans Affairs DEBORAH L. AMES NAYLOR Laura HG OSullivan Et. Al. MERS, Inc.

MERS, Inc. Prince George's County, Maryland Occupant

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

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

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

Lts30,31&s 6ft 32 Lt29ex12 Sqft At5 Wly Cor 6,600.0000 Sq.Ft. & Imps. Carmody Hills Blk T

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

It is thereupon this 5th day of December, 2022, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspahaving a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of February, 2023, and redeem the property with Parcel Identification Number 18-2081586 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 143368

LEGALS

ORDER OF PUBLICATION THORNTON MELLON LLC

Plaintiff, DARIE I ALLEN

Morgan Stanley Mortg. Cap. Holdings LLC Morgan Stanley Mortg. Cap. Holdings LLC

JEFFREY NADEL ET AL London Woods Community Assoc. Prince George's County, Maryland Occupant Unknown Owners

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

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

Defendants.

In the Circuit Court for Prince George's County Case No.: C-16-CV-22-000429

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

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

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

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

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

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

ORDER OF PUBLICATION

THORNTON MELLON LLC

DIANA J & GEORGE W RENCHER GREENBRIAR RECREATIONAL

ASSOCIATION, INC. Prince George's County, Maryland Occupant Unknown Owners

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

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

In the Circuit Court for Prince George's County Case No.: C-16-CV-22-000427

Defendants.

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

Phase III Unit 713 Apt 303 3,020.0000 Sq.Ft. & Imps. Greenbriar Condo P

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

It is thereupon this 5th day of December, 2022, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of February, 2023, and redeem the property with Parcel Identification Number 21-2339133 and answer the complaint or thereafter 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 (12-15,12-22,12-29)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

PHILIPOS T MEDHIN PHILIPOS T MEDHIN HOME POINT FINANCIAL CORP HOME POINT FINANCIAL CORP HOME POINT FINANCIAL CORP

James E. Clarke Et. A1. Frenchmans Creek Condo, Assoc.

Frenchmans Creek Condo. Assoc.

MERS, Inc. MERS, Inc.

James E. Clarke Et. A1.

Prince George's County, Maryland Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 5540 KAREN ELAINE DR CONDO UNIT: 1638, HYATTSVILLE, MD 20784, Parcel No. 20-2269017

ANY UNKNOWN OWNER OF THE PROPERTY 5540 KAREN ELAINE DR CONDO UNIT: 1638, HYATTSVILLE, MD 20784 Parcel No. 20-2269017, 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

Defendants.

In the Circuit Court for Prince George's County Case No.: C-16-CV-22-000422

and interest

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 20-2269017 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland

to the plaintiff in this proceeding: Unit 1638 3,840.0000 Sq.Ft. & Imps. Frenchmans Creek C

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

It is thereupon this 5th day of December, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of February, 2023, and redeem the property with Parcel Identification Number 20-2269017 and answer the complaint or thereafter 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 Mahasin El Amin, Clerk

143363

Plaintiff,

ORDER OF PUBLICATION

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

THORNTON MELLON LLC Plaintiff,

INDIA B P HARRISON INDIA B P HARRISON Prince George's County, Maryland Occupant

Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 8720 MAPLE AVE, BOWIE, MD 20720, Parcel No. 14-1659648

ANY UNKNOWN OWNER OF THE PROPERTY 8720 MAPLE AVE, BOWIE, MD 20720 Parcel No. 14-1659648, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants. In the Circuit Court for Prince George's County Case No.: C-16-CV-22-000406

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 14-1659648 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Lots 67.68 5,000.0000 Sq.Ft. & Imps. Bowie Blk 6

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

It is thereupon this 5th day of December, 2022, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of February, 2023, and redeem the property with Parcel Identification Number 14-1659648 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin Él Amin, Clerk 143376 (12-15,12-22,12-29)

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

Plaintiff,

Plaintiff,

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

INTEREST IN THE PROPERTY 12904 DUCKETTOWN RD, LAU-REL, MD 20708, Parcel No. 14-ANY UNKNOWN OWNER OF THE PROPERTY 12904 DUCKET-

secure the foreclosure of all rights of redemption in the following property Pârcel Identification Number 14-1641208 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland

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

for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspahaving a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of February, 2023, and redeem the property with Parcel Identification Number 14-1641208 and answer the complaint or there-

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

Unknown Owners

and interest Defendants. In the Circuit Court for Prince George's County

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

(12-15,12-22,12-29) 143366

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

3019 SUNSET LN. SUITLAND, MD 20746

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

JANUARY 10, 2023 AT 10:50 AM

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

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

Terms of Sale: A deposit of \$5,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off rower 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 ceeds 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 can not deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 2577/16.2) No. 357716-2)

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

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



auctioneers

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

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

McCabe, Weisberg & Conway, LLC

143510

312 Marshall Avenue, Suite 800 Laurel, Maryland 20707 301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE 3906 NICHOLSON STREET **HYATTSVILLE, MARYLAND 20782-0000**

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

JANUARY 10, 2023 AT 9:31 AM

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

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

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

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

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

7012 GATEWAY BLVD **DISTRICT HEIGHTS, MD 20747**

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

JANUARY 10, 2023 AT 10:52 AM

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

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

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

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

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



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www.alexcooper.com

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

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

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

12217 QUADRILLE LANE BOWIE, MARYLAND 20720

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

JANUARY 10, 2023 AT 9:32 AM

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

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

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

LAURA H.G. O'SULLIVAN, ET AL.,

143432

Substitute Trustees, by virtue of an instrument recorded in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

(12-22.12-29.1-5)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

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

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

JANUARY 10, 2023 AT 10:54 AM

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

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

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

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

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



auctioneers

Matthew J. Dyer, Esq

P.O. Box 358

Upper Marlboro, MD 20773

301-627-5222

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Margaret R Singley, whose address is 2604 Pine Street, Newberry, SC 29108, was on November 22, 2022 appointed Personal Representative of the estate of

sonal Representative of the estate of

Brian Keith Reeder, who died on March 30, 2022 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 representative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 22nd day of

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 date:

(1) Six months from the date of the

(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.

MARGARET R SINGLEY

Personal Representative

other delivery of the notice

May, 2023.

the following dates

decedent's death; or

IN THE ESTATE OF BRIAN KEITH REEDER

908 York Road • Towson, MD 21204 • 410.828.4838

www.alexcooper.com

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

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF

DAVID THOMAS AUSTIN III Notice is given that Teresa Bush-Austin, whose address is 2311 Columbia Place, Hyattsville, MD 20785, was on December 2, 2022 appointed Personal Representative of the estate of David Thomas Austin III, who died on February 22, 2017

without a will. Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

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

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

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

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

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

> TERESA BUSH-AUSTIN Personal Representative

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

143398

Estate No. 114352

(12-15.12-22.12-29)

P.O. Box 1729

143342

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

> Estate No. 126381 (12-8,12-15,12-22)

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

6900 GREENBORO LN. FORT WASHINGTON, MD 20744

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

JANUARY 10, 2023 AT 10:56 AM

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

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

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

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

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



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

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

LEGALS



NOTICE OF PUBLIC HEARINGS

WSSC WATER WILL HOLD PUBLIC HEARINGS ON FY 2024 PRELIMINARY PROPOSED BUDGET

We want to hear from you. The Washington Suburban Sanitary Commission (WSSC Water) will hold two public hearings to receive comments on our \$1.6 billion preliminary proposed Fiscal Year (FY) 2024 operating and capital budget. This budget details the projects and initiatives we plan to undertake that will enable us to deliver safe, seamless and satisfying water services to our neighbors in Montgomery and Prince George's counties. The hearing dates and times are as follows:

> **Montgomery County** Tuesday, January 31, 2023, at 7 p.m. Stella B. Werner Office Building 3rd Floor Hearing Room 100 Maryland Avenue Rockville, MD 20850

Prince George's County Thursday, February 2, 2023, at 7 p.m. Department of the Environment Building Conference Room 140 1801 McCormick Drive Largo, MD 20774

These are currently planned as in-person meetings with an option to view via livestream. Visit <u>wsscwater.com/fin</u> for instructions on how to view

the hearings virtually and for any changes.

Please contact WSSC Water as soon as possible at 301-206-8100 if your attendance at any of these hearings will require an accommodation under Title II of the Americans with Disabilities Act.

The formal budget document will be available January 15, 2023, at wsscwater.com/budget. Can't make the hearings? Written comments can be submitted to <u>BudgetGroup@wsscwater.com</u>, or mailed to <u>Budget Division Manager</u>, WSSC Water, 14501 Sweitzer Lane, Laurel, MD 20707 by February 14, 2023. The proposed budget must be submitted to both the Prince George's and Montgomery County

Councils by March 1, 2023.

143436

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY

10118 BIGNONIA DR. LAUREL, MD 20708

AND ANY IMPROVEMENTS THEREON

Under a power of sale contained in a certain Deed of Trust dated May 20, 2003, recorded in Liber 18942, Folio 156 among the Land Records of Prince George's County, MD, with an original principal balance of \$159,499.00, 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

DECEMBER 28, 2022 AT 10:49 AM

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

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

Terms of Sale: A deposit of \$16,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and / or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other or if ratification of the sale is depied by not deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 198191-2)

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

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



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143307 (12-8,12-15,12-22)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED GENIE M ATKINS

Notice is given that Simone Mason, whose address is 6913 Westchester Drive, Temple Hills, MD 20748, was on October 21, 2022 appointed Personal Representative of the estate of Genie M Atkins, who died on September 24, 2022 without

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 21st day of April, 2023.

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

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

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

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

SIMONE MASON Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729

(12-22)

143343

UPPER MARLBORO, MD 20773-1729

(12-8,12-15,12-22)

Estate No. 126835

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JOSEPH ALLEN BOYD SR

Notice is given that Joseph A Boyd Jr, whose address is 6225 Addison Road, Capitol Heights, MD 20743, was on November 22, 2022 ap-pointed Personal Representative of the estate of Joseph Allen Boyd Sr who died on October 13, 2022 with a

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 probate of the decedent's will) shall file their objections with the Register of Wills on or before the 22nd day of May, 2023.

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

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

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

JOSEPH A BOYD 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. 127117 143341 (12-8,12-15,12-22)

LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff.

IIP RENTAL LLC IIP RENTAL LLC Prince George's County, Maryland Occupant

Unknown Owners

0351346

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 14625 LIVINGSTON RD, ACCO-KEEK, MD 20607, Parcel No. 05-

ANY UNKNOWN OWNER OF THE PROPERTY 14625 LIV-INGSTON RD, ACCOKEEK, MD 20607 Parcel No. 05-0351346, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants

In the Circuit Court for Prince George's County Case No.: C-16-CV-22-000354

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 05-0351346 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

37,461.0000 Sq.Ft. & Imps. South Piscataway Lot 12

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

It is thereupon this 28th day of November, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 31st day of January, 2023, and redeem the property with Parcel Identification Number <u>05-0351346</u> 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 (12-8,12-15,12-22)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff.

ROY L & DOROTHEAR MORGAN ESTATE OF ROY LEE MORGAN Prince George's County, Maryland Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 4005 SUIT RD, DISTRICT HEIGHTS, MD 20747, Parcel No. 06-0450700

ANY UNKNOWN OWNER OF THE PROPERTY 4005 SUIT RD, DISTRICT HEIGHTS, MD 20747 Parcel No. 06-0450700, 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

Defendants.

In the Circuit Court for Prince George's County Case No.: C-16-CV-22-000356

and interest

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0450700 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

14,606.0000 Sq.Ft. & Imps. Staubus Park Lot 27

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

It is thereupon this 28th day of November, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some powerpart by the control of the co newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 31st day of January, 2023, and redeem the property with Parcel Identification Number <u>06-0450700</u> 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

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

True Copy—Test: Mahasin El Amin, Clerk 143314 (12-8,12-15,12-22)

LEGALS

ORDER OF PUBLICATION THORNTON MELLON LLC

Plaintiff,

VERA R BRADFORD Villages of Marlborough Comm. Assoc. Inc.

Prince George's County, Maryland Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 4722 COLONEL ASHTON PL, CONDO UNIT: 431, UPPER MARL-BORO, MD 20772, Parcel No. 03-

ANY UNKNOWN OWNER OF THE PROPERTY 4722 COLONEL ASHTON PL, CONDO UNIT: 431, UPPER MARLBORO, MD 20772 Parcel No. 03-0223958, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County Case No.: C-16-CV-22-000351

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 03-0223958 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

3,564.0000 Sq.Ft. & Imps.

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

It is thereupon this 28th day of November, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks warning all persons interested in the property to appear in this Court by the 31st day of January, 2023, and redeem the property with Parcel Identification Number 03-0223958 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 143310 (12-8,12-15,12-22)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

HINMER E ZELAYA GONZALEZ & YENIS Y ERAZO ZELAYA HINMER E ZELAYA GONZALEZ & YENIS Y ERAZO ZELAYA Prince George's County, Maryland

Occupant Unknown Owners ALL OTHER PERSONS THAT

HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 13516 LIVINGSTON RD, CLIN-TON, MD 20735, Parcel No. 05-0367169 ANY UNKNOWN OWNER OF

THE PROPERTY 13516 LIV-INGSTON RD, CLINTON, MD 20735 Parcel No. 05-0367169, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County Case No.: C-16-CV-22-000355

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 05-0367169 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

E Pt Lt 6 1.0400 Acres. & Imps. Piscataway

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

It is thereupon this 28th day of November, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 31st day of January, 2023, and redeem the property with Parcel Identification Number <u>05-0367169</u> 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 143313 (12-8,12-15,12-22)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff.

ISAIAS ZELAYA HERNANDEZ & ANA ELIZABETH ZELAYA Homespire Mortgage Corp. Homespire Mortgage Corp. Homespire Mortgage Corp. Scott Goldschein MERS INC

Prince George's County, Maryland Unknown Owners

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

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

Defendants.

In the Circuit Court for Prince George's County Case No.: C-16-CV-22-000404

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

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

It is thereupon this 5th day of December, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of February, 2023, and redeem the property with Parcel Identification Number 14-1641075 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

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

ORDER OF PUBLICATION

Prince George's County, Maryland

ALL OTHER PERSONS THAT

HAVE OR CLAIM TO HAVE ANY

INTEREST IN THE PROPERTY

HEIGHTS, MD 20743, Parcel No.

ANY UNKNOWN OWNER OF

THE PROPERTY 5710 KOLB ST,

CAPITOL HEIGHTS, MD 20743

Parcel No. 18-2046035, the unknown

owner's heirs, devisees, and per-

sonal representatives and their or

any of their heirs, devisees, execu-

tors, administrators, grantees, as-

signs, or successors in right, title

In the Circuit Court for

Prince George's County

Case No.: C-16-CV-22-000430

The object of this proceeding is to

secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number

18-2046035 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the Prince George's County and the State of Maryland

to the plaintiff in this proceeding:

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

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

It is thereupon this 5th day of December, 2022, by the Circuit Court

for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspa-

per having a general circumsers. Prince George's County once a week for 3 successive weeks, warn-

ing all persons interested in the property to appear in this Court by the 7th day of February, 2023, and

redeem the property with Parcel Identification Number 18-2046035

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.

er having a general circulation in

Defendants.

KOLB ST, CAPITOL

THORNTON MELLON LLC

MINERVA GUTIERREZ

MINERVA GUTIERREZ

MINERVA GUTIERREZ

Unknown Owners

Occupant

18-2046035

and interest

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff.

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

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

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

In the Circuit Court for Prince George's County Case No.: C-16-CV-22-000408

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

Forestville Park Lot 209 Blk B

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

copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of February, 2023, and redeem the property with Parcel Identification Number 15-1773035 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk

LEGALS

ORDER OF PUBLICATION

Plaintiff.

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

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

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

In the Circuit Court for Prince George's County Case No.: C-16-CV-22-000444

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

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

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

for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of February, 2023, and redeem the property with Parcel Identification Number 20-2191674 and answer the complaint or thereafter a final judgment will be en-

MAHASIN EL AMIN Clerk of the Circuit Court for

LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff.

ANA S MONTANO ANAS MONTANO JENIFFER G & KEVIN G HERNANDEZ JENIFFER G & KEVIN G HERNANDEZ JENIFFER G & KEVIN G HERNANDEZ

Occupant

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7304 RIGGS RD, CONDO UNIT: 16, HYATTSVILLE, MD 20783, Parcel

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

Prince George's County Case No.: C-16-CV-22-000428

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

Lt 66 Ex 119 S Q Ft To P G Co & A L1 Of Lts 63,64,65 10,173.0000 Sq.Ft. & Imps. Sylvan Vista Blk B

It is thereupon this 5th day of December, 2022, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of February, 2023, and redeem the property with Parcel Identification Number 18-2021343 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN

True Copy—Test: Mahasin El Amin, Clerk 143384

THORNTON MELLON LLC

ALL OTHER PERSONS THAT

Defendants.

to the plaintiff in this proceeding:

The complaint states, among other

It is thereupon this 5th day of December, 2022, by the Circuit Court tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

Prince George's County, Maryland

True Copy—Test: Mahasin El Amin, Clerk (12-15,12-22,12-29) 143379

Riggs Hill Condominium Inc Prince George's County, Maryland

Defendants.

In the Circuit Court for Prince George's County

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

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

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

copy of this order in some newspa-per having a general circulation in Prince George's County once a ing all persons interested in the property to appear in this Court by the 7th day of February, 2023, and 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 143387 (12-15,12-22,12-29)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff.

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

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

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

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

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

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

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

It is thereupon this 5th day of December, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of February, 2023, and redeem the property with Parcel Identification Number 19-2125425 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

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

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THORNTON MELLON LLC **LEGALS**

ORDER OF PUBLICATION

THORNTON MELLON LLC Plaintiff,

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

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

ANY UNKNOWN OWNER OF THE PROPERTY 3722 SHEPHERD ST, BRENTWOOD, MD 20722 Parcel No. 17-1864255, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County Case No.: C-16-CV-22-000412

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 17-1864255 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

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

It is thereupon this 5th day of December, 2022, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspahaving a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of February, 2023, and redeem the property with Parcel Identification Number <u>17-1864255</u> 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

143386 (12-15,12-22,12-29)

LEGALS

ORDER OF PUBLICATION THORNTON MELLON LLC

Plaintiff.

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

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

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

Defendants.

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

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

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

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

It is thereupon this 5th day of December, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of February, 2023, and redeem the property with Parcel Identification Number 18-2116085 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk (12-15,12-22,12-29) 143381

ORDER OF PUBLICATION

THORNTON MELLON LLC Plaintiff.

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

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

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

Defendants.

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

and interest

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

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

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

It is thereupon this 5th day of December, 2022, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of February, 2023, and redeem the property with Parcel Identification Number 18-2082261 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 143382 (12-15,12-22,12-29)

LEGALS

ORDER OF PUBLICATION

Plaintiff,

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

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 3321 TOLEDO TER, CONDO UNIT: 1 - 104, HYATTSVILLE, MD 20782,

Occupant

Unknown Owners

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

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

Defendants.

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

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

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

It is thereupon this 5th day of December, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of February, 2023, and redeem the property with Parcel Identification Number <u>17-1835644</u> and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 143385 (12-15,12-22,12-29)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

JAVIER HARDI CONDE-

ADUVIRI Serene Townhouse Village Condo. Assoc. Inc. Prince George's County, Maryland

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7982 RIGGS RD, CONDO UNIT 7982, HYATTSVILLE, MD 20783-

0000, Parcel No. 17-1888536 ANY UNKNOWN OWNER OF THE PROPERTY 7982 RIGGS RD, CONDO UNIT 7982, HY-ATTSVILLE, MD 20783-0000 Parcel No. 17-1888536, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, execu-

signs, or successors in right, title

In the Circuit Court for Prince George's County

Case No.: C-16-CV-22-000416 The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 17-1888536 in Prince George's County, sold by the Collector of Taxes for the Prince George's

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

It is thereupon this 5th day of December, 2022, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of February, 2023, and redeem the property with Parcel Identification Number <u>17-1888536</u> 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 143388 (12-15,12-22,12-29)

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland True Copy—Test: Mahasin El Amin, Clerk 143383 (12-15,12-22,12-29)

right, title and interest

Defendants.

Two 1,500.0000 Sq.Ft.

It is thereupon this 5th day of December, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a

MAHASIN EL AMIN

(12-15,12-22,12-29) 143378

ORDER OF PUBLICATION THORNTON MELLON LLC

LEGALS

Plaintiff,

Plaintiff, BENJAMIN F & ALICE M ARMSTRONG ESTATE OF BENJAMIN ARMSTRONG JŘ

Occupant Unknown Owners ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 6114 L ST, CAPITOL HEIGHTS, MD

Prince George's County, Maryland

20743, Parcel No. 18-2021343 ANY UNKNOWN OWNER OF THE PROPERTY 6114 L ST, CAPI-TOL HEIGHTS, MD 20743 Parcel No. 18-2021343, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, execu-

tors, administrators, grantees, assigns, or successors in right, title

and interest Defendants. In the Circuit Court for

The object of this proceeding is to

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

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

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

ANA S MONTANO

Unknown Owners

No. 17-1877323

Case No.: C-16-CV-22-000413

It is thereupon this 5th day of December, 2022, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a week for 3 successive weeks, warnredeem the property with Parcel Identification Number <u>17-1877323</u> and answer the complaint or thereafter a final judgment will be en-

True Copy—Test: Mahasin El Amin, Clerk

Occupant Unknown Owners

tors, administrators, grantees, as-

and interest Defendants.

County and the State of Maryland to the plaintiff in this proceeding: Unit 7982 2,575.0000 Sq.Ft. & Imps. Serene Townhouse V

ORDER OF PUBLICATION

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

Plaintiff

JACQUELINE DAVID UNION HOME MORTGAGE CORP SAMUEL I WHITE, P.C.

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

Prince George's County, Maryland

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

Defendants

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

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

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

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 12th day of December, 2022, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 6th day of January, 2023, warning all persons interested in the property to appear in this Court by the 14th day of February, 2023, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin Él Amin, Clerk (12-22,12-29,1-5) 143468

ORDER OF PUBLICATION

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

Plaintiff

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

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

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

Defendants

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

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

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

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 12th day of December, 2022, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper hav-ing general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 6th day of January, 2023, warning all persons interested in the property to appear in this Court by the 14th day of February, 2023, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 143469 (12-22,12-29,1-5)

ORDER OF PUBLICATION

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

COCKEYSVILLE, MARYLAND

Plaintiff

THE ESTATE OF VAOLA HUFF

AND

21030

SECRETARY OF HOUSING AND URBAN DEVELOPMENT

AND

SENIOR OFFICIAL WITH RE-SPONSIBILITY FOR SINGLE FAM-ILY MORTAGE INSURANCE PROGRAMS FOR THE UNITED STATES DEPARTMENT OF HOUS-ING AND URBAN DEVELOP-MENT, TRUSTEE

AND

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

817 BOOKER PL CAPITOL HEIGHTS, MD 20743

And

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

And

PRINCE GEORGE'S COUNTY, MARYLAND

Defendants

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

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

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

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

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

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of January, 2023, warning all persons interested in the property to appear in this Court by the 14th day of February, 2023 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and 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 143462 (12-22,12-29,1-5)

LEGALS

ORDER OF PUBLICATION

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

Plaintiff

MILDRED A SANFORD

AND

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

AND

HERBERT M WAYNE, TRUSTEE

AND

WILLIAM J ZIEGLER, TRUSTEE

AND

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

2110 SARANAC ST HYATTSVILLE, MD 20783

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

LEGALS

And

PRINCE GEORGE'S COUNTY, MARYLAND

Defendants

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

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

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

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

and a day from the date of the expired.

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

ORDERED, That notice be given

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

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

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

LEGALS

ORDER OF PUBLICATION

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

Plaintiff

EDWARD K RICKETS

SUNRISE HOME OWNERS ASSO-CIATION, INC

AND

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

6404 CARYHURST DR FORT WASHINGTON, MD 20744

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

And

PRINCE GEORGE'S COUNTY, **MARYLAND**

Defendants

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

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

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

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

(6) months and a day from the date of sale has expired.

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

ORDERED, That notice be given the insertion of a cony 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 6th day of January, 2023, warning all persons interested in the property to appear in this Court by the 14th day of February, 2023 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of re-demption in the property, and vest-ing in the Plaintiff a title, free and

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

clear of all encumbrances.

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

ORDER OF PUBLICATION

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

21030 Plaintiff

BRAHM N PERSAUD

AND **GREENPOINT** MORTGAGE

FUNDING, INC AND

SUELLEN WOHLFARTH, TRUSTEE

AND

ISTRATION SYSTEMS, A/K/A MERSCORP HOLDINGS, INC

MORTGAGE ELECTRONIC REG-

AND

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

6217 CHEVERLY PARK DR HYATTSVILLE, MD 20785

And

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

And

PRINCE GEORGE'S COUNTY, MARYLAND

Defendants

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

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

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

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

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

ORDERED, That notice be given

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

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

clear of all encumbrances.

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

ORDER OF PUBLICATION

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

Plaintiff

FARGO FINANCIAL

DEBORAH W REEVES

AND WELLS

BANK

AND

LAKE LARGO TOWNHOUSE AS-SOCIATION, INC AND

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

502 CRUSHER CT UPPER MARLBORO, MD 20774

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

And

PRINCE GEORGE'S COUNTY, MARYLAND

LEGALS

Defendants

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

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

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

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

It is thereupon this 12th day of December, 2022, by the Circuit Court

for Prince George's County:

ORDERED, That notice be given 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-fore the 6th day of January, 2023, warning all persons interested in the property to appear in this Court by the 14th day of February, 2023 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and 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 (12-22,12-29,1-5) 143467

ORDER OF PUBLICATION

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

Plaintiff

FEDERAL CREDIT

AND

TOWER

ELVA B NELSON

21030

UNION AND

GEORGE R BOND, TRUSTEE AND

BARRY STRICKLIN, TRUSTEE All persons having or claiming to have an interest in the property sit-

uate and lying in Prince George's

3533 EDWARDS ST UPPER MARLBORO MD 20774

County and known as:

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

And

MARYLAND

PRINCE GEORGE'S COUNTY,

Defendants IN THE CIRCUIT COURT OF MARYLAND FOR

PRINCE GEORGE'S COUNTY

CASE NO.: C-16-CV-22-000948 The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property described below in the State of Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

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

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

of sale has expired.

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

ORDERED, That notice be given

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

143470

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

THIS COULD BE **YOUR** AD!

Call

301-627-0900

for a quote.

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

WILLIAM O UMANZOR

ORDER OF PUBLICATION

Plaintiff VS.

VERONICA YANETH UMANZOR

CROSSCOUNTRY MORTGAGE,

AND

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

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

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

3413 MOYLAN DR BOWIE, MD 20715

MARYLAND

3413 MOYLAN DR described as follows: Property Tax ID 14-1627777 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Unknown Owner of the property

PRINCE GEORGE'S COUNTY,

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-22-000986

The object of this proceeding is to

secure the foreclosure of all rights of redemption in the following property described below in the State of Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding: MEADOWBROOK LOT 59 BLK 153, Assmt 352,367.00 Lib 46255 Fl

as 3413 MOYLAN DR, BOWIE, MD 20715, Tax Account No. 14-1627777 on the Tax Roll of the Director of Fi-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

156 and assessed to WILLIAM O UMANZOR and VERONICA YANETH UMANZOR, also known

of sale has expired.

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

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of January, 2023, warning all persons interested in the property to appear in this Court by the 14th day of February, 2023 and redeem the property described above and answer the Complaint or

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

thereafter a Final Judgment will be

entered foreclosing all rights of re-

True Copy—Test: Mahasin El Amin, Clerk (12-22,12-29,1-5) 143471

NOTICE

DIANA C. THEOLOGOU, Substitute Trustee, et al, Plaintiffs,

ESTATE OF MARCUS BURTON,

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 21-12129

ORDERED this 30th day of November, 2022, by the Circuit Court for PRINCE GEORGE'S County, Maryland, that the sale of the property at 2600 Crest Avenue, Hyattsville, MD 20785 mentioned in these proceedings, made and re-ported Diana C. Theologou, et. al, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 30th day of December, 2022, next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 30th day of December, 2022, next. The report states the amount of sale to be \$282,000.00.

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

143347 (12-8,12-15,12-22)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff.

MELVYLN TERESA & REGINALD DUBOSE SR Fulton Bank NA Fulton Bank NA Fulton Bank NA **CURTIS J MYERS** MERS INC Prince George's County, Maryland

Occupant Unknown Owners ALL OTHER PERSONS THAT

HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 14208 TOWN FARM RD, UPPER MARLBORO, MD 20774, Parcel No. 03-0227876

ANY UNKNOWN OWNER OF THE PROPERTY 14208 TOWN FARM RD, UPPER MARLBORO, MD 20774 Parcel No. 03-0227876. the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County Case No.: C-16-CV-22-000352

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 03-0227876 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

20,431.0000 Sq.Ft. & Imps. Brock Hall Manor Lot 18 Blk D

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

It is thereupon this 28th day of November, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 31st day of January, 2023, and redeem the property with Parcel Identification Number <u>03-0227876</u> 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 (12-8,12-15,12-22) 143311

NOTICE

DIANA C. THEOLOGOU, Substitute Trustee, et al,

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 22-17064

TERENCE J. HARDIN,

ORDERED this 30th day of November, 2022, by the Circuit Court for PRINCE GEORGE'S County, Maryland, that the sale of the property at 15606 Powell Lane, Bowie, MD 20716 mentioned in these proceedings, made and reported Diana C. Theologou, et. al, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 30th day of December, 2022, next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 30th day of December, 2022, next.

The report states the amount of sale to be \$35,000.00. MAHASIN EL AMIN Clerk of the Circuit Court

Prince George's County, MD True Copy—Test: Mahasin Él Amin, Clerk

143348 (12-8,12-15,12-22)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

ROBERT MCDONALD Swann Hill Condominium Unit Owners Assoc. Inc Swann Hill Condominium Unit Owners Assoc. Inc Prince George's County, Maryland Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 3801 SWANN RD, CONDO UNIT: 3801 102, SUITLAND, MD 20746-0000, Parcel No. 06-0457325

ANY UNKNOWN OWNER OF THE PROPERTY 3801 SWANN RD, CONDO UNIT: 3801 102, SUIT-LAND, MD 20746-0000 Parcel No. 06-0457325, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest Defendants.

In the Circuit Court for Prince George's County Case No.: C-16-CV-22-000359

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0457325 in Prince George's County, sold by the Collector of laxes for Prince County and the State of Maryland to the plaintiff in this proceeding:

Bldg 3 Unit 10 2 1,834.0000 Sq.Ft. & Imps. Swann Hill Condo

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

It is thereupon this 28th day of November, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circu-lation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 31st day of January, 2023, and redeem the property with Parcel Identification Number 06-0457325 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 (12-8,12-15,12-22) 143315

LEGALS

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

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

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

You must reclaim these vehicles by: 1/2/2023

143517

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

JD TOWING 2817 RITCHIE ROAD **FORESTVILLE MD 20747** 301-967-0739

2008 JEEP	LIBERTY	DC	GC0277	1J8GN28K68W202117
2004 DOD	GE RAM	MD	6DH1542	3D7KU28C94G202740
2010 DOD	GE CHARGEI	R MD	2EZ0780	2B3CK3CV7AH215728
2009 ACU	RA MDX	VA	WTE7465	2HNYD28619H512249
2007 LEXU	JS ES	VA	TZF8047	JTHBJ46G372047277
2004 FOR	D EPEDITIO	N MD	7DK0261	1FMFU18L94LA50964
2003 HYU	NDAI SANTA FE	7)	VAUBX1934)	KM8SC73DX3U412314
2008 CHR	YSLER SEBRIG	MD	9DE4846	1C3LC55R38N681878
2008 INFI	NITI QX56	MD	7DA6155	5N3AA08C88N910609

LEGALS

ORDER OF PUBLICATION THORNTON MELLON LLC

Plaintiff,

WILLIAM CHAMPAIGN Prince George's County, Maryland Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY TAYLOR ST. BLADENS-BURG, MD 20710-0000, Parcel No. 02-0167155

ANY UNKNOWN OWNER OF THE PROPERTY 4901 TAYLOR ST, BLADENSBURG, MD 20710-0000 Parcel No. 02-0167155, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County Case No.: C-16-CV-22-000346

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 02-0167155 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

7,175.0000 Sq.Ft. & Imps. North Decatur Heig Lot 25A Blk C

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

It is thereupon this 28th day of November, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 31st day of January, 2023, and redeem the property with Parcel Identification Number 20 2147155 tification Number <u>02-0167155</u> 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

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

encumbrances.

True Copy—Test: Mahasin El Amin, Clerk 143309 (12-8,12-15,12-22)

LEGALS

ORDER OF PUBLICATION THORNTON MELLON LLC

Plaintiff,

SKIN IN THE GAME LLC SKIN IN THE GAME LLC Monument Bank Monumant Bank Jeffrey Levin and Joel S Aronson Prince George's County, Maryland

Occupant Unknown Owners

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

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

Defendants.

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

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

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

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

It is thereupon this 12th day of December, 2022, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 14th day of February, 2023, and redeem the property with Parcel Identification Number <u>18-2108413</u> and answer the complaint or thereafter 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 (12-22,12-29,1-5) 143447

(12-22)

Michelle D. Lee

Law Office of Brian Gormley, LLC

10605 Concord Street, #420 Kensington, Maryland 20895

240-530-8018

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF HERMINIA S. AQUINO

Notice is given that Nathaniel L Aquino, whose address is 18023 Merino Drive, Accokeek, MD 20607, was on September 30, 2022 appointed Personal Representative of the estate of Herminia S. Aquino, who died on February 12, 2022 without a will.

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

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

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 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.

NATHANIEL L. AQUINO Personal Representative

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

Estate No. 126092 143344 (12-8,12-15,12-22)

LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

THELMA B & ALBERTUS A BAGLEY IR THELMA B & ALBERTUS A **BAGLEY IR** TRANSPÓRTATION FCU JEFFREY S ARVAL, A FCU MERS, Inc. MERS, Inc.

Prince George's County, Maryland Occupant Unknown Owners ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY

INTEREST IN THE PROPERTY

4911 MAURY PL, OXON HILL, MD

20745, Parcel No. 12-1197128

ANY UNKNOWN OWNER OF THE PROPERTY 4911 MAURY PL, OXON HILL, MD 20745 Parcel No. 12-1197128, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County Case No.: C-16-CV-22-000376

Defendants.

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1197128 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

6,401.0000 Sq.Ft. & Imps. Glassmanor Lot 41 Blk T

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

It is thereupon this 28th day of November, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 31st day of January, 2023, and redeem the property with Parcel Identification Number 12-1197128 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 143321 (12-8,12-15,12-22)

> Serving Prince George's County Since 1932

LEGALS

Thomas A. Gentile, Attorney 911 Silver Spring Avenue, Suite 104 Silver Spring, MD 20910 301-908-9427

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF THELMA CAROL COTTONE

Notice is given that Richard J Cottone Jr, whose address is 15402 Potter Court, Bowie, MD 20716, was on September 14, 2022 appointed Personal Representative of the estate of Thelma Carol Cottone who died on November 5, 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 probate of the decedent's will) shall file their objections with the Register of Wills on or before the 14th day of March, 2023.

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 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.

RICHARD J COTTONE 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. 126181 143340 (12-8,12-15,12-22)

NOTICE

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

Substitute Trustees

DENIS J. COREA-RIVAS

JULIETA R. VARGAS 2017 Rittenhouse Street Hyattsville, MD 20782

Defendant(s).

In the Circuit Court for Prince Case No. CAEF 18-41266

Notice is hereby given this 30th day of November, 2022, by the Cir-cuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2017 Rittenhouse Street, Hyattsville, MD 20782, made and reported by the Substitute Trustee, will be RATI-FIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 30th day of December, 2022, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 30th day of December, 2022.

The report states the purchase price at the Foreclosure sale to be \$286,000.00.

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 143345 (12-8,12-15,12-22)

NOTICE

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

Substitute Trustees/ Plaintiffs.

PATRICK EDWIN TAYLOR JR. ROSA LOPEZ 6514 South Homestake Drive A/R/T/A 6514 Homestake Drive Bowie, MD 20720

Defendant(s).

143492

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 20-03232

Notice is hereby given this 30th day of November, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6514 South Homestake Drive A/R/T/A 6514 Homestake Drive South, Bowie, MD 20720, made and re-ported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 30th day of December, 2022, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 30th day of December, 2022.

The report states the purchase price at the Foreclosure sale to be \$323,511.75.

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

(12-8,12-15,12-22)

143346

Martin G. Oliverio, Esquire 14300 Gallant Fox Lane, Suite 218 Bowie, MD 20715 301-383-1856

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF TERRI CLARK

Notice is given that Christopher Clark, whose address is 4212 Jeffrey Lane Point, High Point, NC 27265, was on December 1, 2022 appointed Personal Representative of the estate of Terri Clark, who died on August 5, 2022 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 1st day of June, 2023.

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

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

CHRISTOPHER CLARK Personal Representative

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

Estate No. 127298 143397 (12-15,12-22,12-29)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

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

DESIRA CONTEE Notice is given that Charnetta Contee, whose address is 10522 Galena Lane, Upper Marlboro, MD 20772, was on October 3, 2022 appointed Personal Representative of died on August 4, 2022 without a

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 probate of the decedent's will) shall file their objections with the Register of Wills on or before the 3rd day of April, 2023. Any person having a claim against the decedent must present the claim

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

to the undersigned personal representative or file it with the Register

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

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

CHARNETTA CONTEE Personal Representative

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

> (12-22,12-29,1-5) The

Estate No. 126592

Prince George's Post **Proudly** Serving Prince George's **County**

Since 1932

COHN, GOLDBERG & DEUTSCH, LLC ATTORNEYS AT LAW 1099 WINTERSON ROAD SUITE 301

LINTHICUM HEIGHTS, MD 21090

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

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

Under a power of sale contained in a certain Deed of Trust from Divya Verma, and Lolita Verma, dated February 16, 2011 and recorded in Liber 32459, Folio 231 among the Land Records of Prince George's County, Maryland modified by Loan Modification Agreement recorded on January 10, 2012 uary 18, 2013, in the Land Records of Prince George's County at Liber No. 34866, Folio 597, with an original principal balance of \$1,136,160.00, and an original interest rate of 3.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JANUARY 10, 2023, AT 11:30 AM

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

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

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

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

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

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

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

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF NOAMI THERESA PROCTOR

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

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

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

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

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

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

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

JOHNETTE SHAWN HILL GREGORY D PROCTOR Co-Personal Representatives

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

Estate No. 126426 143487 (12-22,12-29,1-5)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF DELORIS LACEY TYER

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

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

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

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

KAREN TYER BOWENS BYRON KEITH TYER Co-Personal Representatives

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

Estate No. 126951 (12-22.12-29.1-5)

143488

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC ATTORNEYS AT LAW 1099 WINTERSON ROAD SUITE 301

LINTHICUM HEIGHTS, MD 21090

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

12810 BELHURST LANE **BOWIE, MD 20715**

Under a power of sale contained in a certain Deed of Trust from Laureena Donovan, dated April 28, 2006 and recorded in Liber 25255, Folio 690 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$193,900.00, and an original interest rate of 3.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JANUARY 10, 2023, AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$15,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the 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 waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

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

LEGALS

NOTICE NOTICE

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

Substitute Trustees/

Plaintiffs,

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

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

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

6th day of January, 2023. The report states the purchase price at the Foreclosure sale to be \$243,000.00.

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 143433 (12-22,12-29,1-5) CARRIE M. WARD, et al.

6003 Executive Blvd., Suite 101 Rockville, MD 20852

Substitute Trustees/ Plaintiffs,

JULIE BLESSYN DAVIS (DE-CEASED)

11817 Old Fort Road Fort Washington, MD 20744 Defendant(s). In the Circuit Court for Prince George's County, Maryland Case No. CAEF 22-20223

Notice is hereby given this 1st day of December, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 11817 Old Fort and described as 1617 Old Fort Road, Fort Washington, MD 20744, made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 3rd day of January, 2023, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each

of three successive weeks before the 3rd day of January, 2023.

The report states the purchase price at the Foreclosure sale to be \$317,000.00.

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

(12-8, 12-15, 12-22) 143349

The Prince George's Post

Early Publication Deadline— For the Dec 30, 2021 edition, deadline is

12/23 at noon

Questions? Call 301-627-0900 or email bboice@pgpost.com

LEGALS

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

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

1736 DUTCH VILLAGE DRIVE LANDOVER, MD 20785

Under a power of sale contained in a certain Deed of Trust from Vialene Williams, dated April 13, 2009 and recorded in Liber 30561, Folio 293 among the Land Records of Prince George's County, Maryland modified by Loan Modification Agreement recorded on July 18, 2014, in the Land Records of Prince George's County at Liber No. 36171, Folio 091, with an original principal balance of \$110,500.00, and an original interest rate of 4.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JANUARY 10, 2023, AT 11:30 AM

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property being sold is a condominium unit and all common elements appurtenant thereto.

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

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

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

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

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

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

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

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

You must reclaim these vehicles by: 01/03/2023

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

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

2007	NISSAN	350Z	VA	A82438	JN1BZ34D07M502641
2012	TOYOTA	COROLLA			2T1BU4EE9CC894552
2007	TOYOTA	RAV4			JTMBD33V376035760
2002	VOLKSWAG	EN JETTA			3VWSE69MX2M060156
2004	CHEVROLE	Г ТАНОЕ			1GNEK13Z14R104215

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

ACCORD 2006 HONDA 1HGCM66576A051216 2003 CHEVROLET SILVERADO VA UBT6442 1GCEC14V13E379865

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

2016	NISSAN	MAXIMA			1N4AA6AP4GC399719
1997	LEXUS	SC	VA	6946XC	JT8CH32YXV0053613
2020	CHEVROLE	ΓIMPALA	VA	TZZ5088	1G1ZD5ST3LF100832
2008	CHEVROLE	ΓIMPALA			2G1WT55KX89180798
1999	BMW	3 SERIES	VA	MYISAAC	WBAAM3334XFP57794
2003	HONDA	ACCORD	VA	UDT8593	1HGCM66553A067989
2003	SATURN	L300			1G8JW54R53Y542364
2002	FORD	F-250			1FTNX21L32EA58468
1970	VOLKSWAG	EN VOGA	MD	1BD0002	1402012212
1999	FORD	F-350	MD	4AW9948	1FTSW31F0XED66842

MCDONALD TOWING **2917 52ND AVENUE HYATTSVILLE MD 20781**

301-864-4133

2008	CHEVROLE	Т ТАНОЕ	VA	52674T	1GNFK13078R190996
2014	FORD	FUSION			1FA6P0H70E5372378
2013	HONDA	CROSSTOUR	VA	TXP2039	5J6TF2H58DL002536
2010	HONDA	CIVIC			2HGFG1B61AH515889
2001	LEXUS	300			JT8BF28G115110739
2009	TOYOTA	PRIUS			JTDKB20U893499482

143518 (12-22)

ORDER OF PUBLICATION

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

Plaintiff

BERNEA BELL

AND

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

9804 HUMMINGBIRD LN UPPER MARLBORO, MD 20772

And

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

And

PRINCE GEORGE'S COUNTY, **MARYLAND**

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-22-000777

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:

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

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

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

ORDERED, That notice be given

by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of January, 2023, warning all persons interested in the property to appear in this Court by the 14th day of February, 2023 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of re-demption in the property, and vestlaintiff 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 (12-22,12-29,1-5)143472

LEGALS

ORDER OF PUBLICATION

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

Plaintiff

SEAN D ROBINSON

AND

LISA ROBINSON AND

HOMESIDE FINANCIAL, LLC A/K/ALOWER, LLC

AND MICHAEL BAYNES, TRUSTEE AND

MORTGAGE ELECTRONIC REG-ISTRATION SYSTEMS, INC, A/K/A MERSCORP HOLDINGS,

AND

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

14 CINDY LN CAPITOL HEIGHTS, MD 20743

And

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

And

PRINCE GEORGE'S COUNTY, MARYLAND

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-22-000780

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

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

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

expired. It is thereupon this 12th day of December, 2022, by the Circuit Court

for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or bethree (3) successive weeks on or be-fore the 6th day of January, 2023, warning all persons interested in the waiting an persons interested if the property to appear in this Court by the 14th day of February, 2023 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redomntion in the property and yest. 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 (12-22,12-29,1-5) 143473

THIS COULD BE YOUR AD!

Call 301-627-0900 for a quote.

LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1⁵¹ FLOOR COCKEYSVILLE, MARYLAND

Plaintiff

LOUISE M SPRIGGS

VS.

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

4536 BANNER ST BRENTWOOD, MD 20722

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

And

PRINCE GEORGE'S COUNTY, MARYLAND

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-22-000811

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

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

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

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

ORDERED, That notice be given by the interest of particular to the country of the count

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 control of t fore the 6th day of January, 2023, warning all persons interested in the property to appear in this Court by the 14th day of February, 2023 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

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

LEGALS

ORDER OF PUBLICATION MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1ST FLOOR

COCKEYSVILLE, MARYLAND Plaintiff

JACQUES TCHOUANTE

MONIQUE TCHOUANTE

VS.

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

AND

JIM SORVAAG, TRUSTEE

MORTGAGE ELECTRONIC REG-ISTRATION SYSTEMS, A/K/A MERSCORP HOLDINGS,

AND

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

2314 BANNING PL HYATTSVILLE, MD 20783

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

PRINCE GEORGE'S COUNTY, MARYLAND

Defendants

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

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

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

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

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

ORDERED, That notice be given

by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of January, 2023, warning all persons interested in the property to appear in this Court by the 14th day of February, 2023 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and 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 (12-22,12-29,1-5) 143475

NOTICE

JEREMY K. FISHMAN, et al.

Substitute Trustees

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

Defendant(s)

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

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

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

MAHASIN EL AMIN

Clerk of the Circuit Court for Prince George's County, MD True Copy—Test: Mahasin Él Amin, Clerk

143393 (12-15,12-22,12-29) File No. 22-PG-RT-1129

ORDER OF PUBLICATION

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

Plaintiff

Folashade Thomas, and Prince George's County, Maryland

And

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

810 Queensdale Court Capitol Heights, MD 20743

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

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division Case Number: C-16-CV-22-000434

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

810 Queensdale Court Capitol Heights, MD 20743

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

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months from the date of sale has expired. It is thereupon this 12th day of December, 2022, by the Circuit Court for Prince George's County, Mary-

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 6th day of January, 2023, warning all persons interested in the said properties to be and appear in this Court by the 14th day of February, 2023, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Prop-erty 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

LEGALS

NOTICE OF REPORT **OF SALE**

PROPERTY OWNER'S ASSOCIATION, INC.

CAPITAL COVE AT NATIONAL

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

Barbara Cassidy Lampkin

Civil Case No. CAEF 22-26649 NOTICE is hereby given this 13th day of December, 2022, by the Cir-cuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of January, 2023; provided, a copy of this order be in serted in a daily newspaper printed in said County, once in each of three successive weeks before the 13th day of January, 2023.

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

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

<u>143516</u>

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

LEGALS

PRINCE GEORGE'S COUNTY, MARYLAND WAGE DETERMINATION BOARD 1400 McCormick Drive, Suite 336 Largo, Maryland 20774 (301) 883-6255

PREVAILING HIGHWAY CONSTRUCTION WAGE RATES

On December 15, 2022, the Prince George's County Wage Determination Board adopted the following schedule of prevailing hourly rates of wages to be paid to workers and apprentices employed on Prince George's County highway construction projects bid effective January 3, 2023.

Workers and apprentices employed by contractors and subcontractors in the execution of any contract for highway construction projects are to be paid not less than the prevailing hourly rates of wages applicable to straight time and overtime work. Reference: Prince George's County Code, Division 14,

Bricklayer \$20.00 \$12.84 Bridge Painter \$41.33 \$14.43 Carpenter \$34.00 \$12.84 Cement Mason \$20.00 \$9.96 Concrete Tender \$19.00 \$0.00	
Bridge Painter \$41.33 \$14.43 Carpenter \$34.00 \$12.84 Cement Mason \$20.00 \$9.96	
Carpenter \$34.00 \$12.84 Cement Mason \$20.00 \$9.96	
Cement Mason \$20.00 \$9.96	
·	
Electrician \$43.20 \$16.62	
Finisher – Concrete / Cement \$24.50 \$0.00	
Flagger \$19.00 \$0.00	
Form Setter \$21.00 \$0.00	
Ironworker:	
Reinforce \$29.00 \$23.32	
Structural \$33.90 \$24.52	
Laborer (Common) \$28.10 \$9.01	
Laborer (Skilled) \$29.47 \$9.10	
Millwright \$35.00 \$13.49	
Painter \$45.00 \$21.43 Piledriver \$31.89 \$11.98	
1 1	
Pipelayer \$19.00 \$0.00	
Screedman/Raker \$18.55 \$7.09	
Stone Mason \$40.81 \$18.88	
Terrazzo Finisher, Marble & Tile \$25.81 \$11.66	
Truck Driver	
Dump Truck \$22.00 \$0.00	
Tractor Trailer \$21.88 \$2.28	
Welder Receives Rate for Craft Involved	
Power Equipment Operators:	
Asphalt Distributor, Liquid \$18.45 \$5.75	
Asphalt Raker \$18.00 \$6.38	
Backhoe \$27.00 \$6.87	
Bobcat \$17.00 \$0.00	
Boom Truck \$23.78 \$6.87	
Bulldozer \$28.50 \$7.70	
Crane \$25.29 \$6.30	
Excavator \$30.00 \$7.70	
Gradall \$27.00 \$6.87	
Grader \$23.15 \$1.78	
Loader \$23.00 \$7.70	
Mechanic \$26.16 \$6.87	
Milling Machine \$24.00 \$6.00	
Oiler \$19.50 \$1.78	
Paver \$23.78 \$6.87	
Roller, Base \$23.62 \$7.70	
Roller, Finish \$20.00 \$2.50	
Scraper \$19.25 \$3.97	
Sweeper \$19.50 \$0.00	
143515 (12-22	2)

LEGALS

PRINCE GEORGE'S COUNTY, MARYLAND WAGE DETER-MINATION BOARD 1400 McCormick Drive, Room 336 Largo, Maryland 20774 (301) 883-6255

PREVAILING BUILDING CONSTRUCTION WAGE RATES

prevailingwage@co.pg.md.us

On December 15, 2022, the Prince George's County Wage Determination Board adopted the following schedule of prevailing hourly rates of wages to be paid to workers employed on Prince George's County public works building construction projects bid effective January 3, 2023.

Workers employed by contractors and subcontractors in the execution of any contract for public works are to be paid not less than the prevailing hourly rates of wages applicable to straight time and overtime work. Reference: Prince George's County Code, Division 14, Sections 2-247 through 2-

<u>Ba</u>	sic Hourly Rate	s Fringe Benefits Payments
Asbestos Worker	\$39.27	\$18.92
Firestopper	\$29.41	\$9.48
Boilermaker	\$38.76	\$17.51
Bricklayer	\$35.20	\$13.14
Mason Tender	\$15.40	\$6.81
Carpenter	\$30.34	\$13.96
Caulker	\$20.30	\$4.80
Cement Mason	\$28.15	\$10.58
Communication Technician	\$30.62	\$11.64
Electrician	\$48.88	\$20.15
Elevator Construction Mechan		\$41.50
Fire-proofer: Handler	\$18.90	\$4.89
Mixer/Pumper	\$20.83	\$4.89
	\$25.17	\$4.89
Sprayer Glazier	\$29.02	\$12.90
Ironworker: Reinforcing	\$29.00	\$21.37
Structural	\$33.90	\$24.52
Laborer (Unskilled/Common		\$8.35
Laborer (Skilled)	\$28.10	\$9.01
Millwright	\$35.34	\$14.10
Painter	\$26.00	\$11.42
Drywall Finisher	\$25.20	\$10.42
Piledriver	\$33.07	\$12.30
Plasterer	\$29.70	\$7.48
Plumber	\$45.92	\$20.66
Roofer	\$31.26	\$14.56
Sheetmetal Worker	\$44.37	\$22.75
Soft Floor Layer	\$30.71	\$13.87
Sprinkler Fitter	\$37.15	\$19.49
Steamfitter	\$45.39	\$23.53
Stone Mason	\$42.06	\$19.91
Terrazzo Worker, Marble & Ti		\$12.75
Terrazzo Finisher, Marble & T		\$11.67
		or Craft Involved
Truck Driver	\$26.00	\$8.84
Power Equipment Operators:		
Backhoe	\$23.78	\$6.87
Boom Truck	\$34.08	\$9.80
Bulldozer	\$30.50	\$3.54
Concrete Pump	\$19.48	\$9.59
Crane (Tower Crane)	\$41.12	\$11.40
Drill Rig	\$28.74	\$7.74
Excavator	\$28.80	\$3.52
ForkLift	\$20.22	\$6.81
Gradall	\$26.00	\$6.87
Loader	\$29.30	\$8.65
Mechanic	\$28.28	\$7.74
Roller	\$22.07	\$7.50
Scraper	\$22.10	\$5.12

Subscribe Call The Prince George's Post 301-627-0900 a t

(12-22)

File No. 22-PG-RT-1020

ORDER OF PUBLICATION

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

Plaintiff

Alberto T. Rodriguez, and Leticia A. Rodriguez, and Prince George's County, Maryland

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

12217 Parkton St Fort Washington, MD 20744

Legal Description: 11,830 SF & Imps. Tantallon South Lot 18 Block H Account ID: 05-0323816 Deed Ref.: 4705/279 Assessed to: Rodriguez, Alberto T. & Leticia A.,

Defendants

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

C-16-CV-22-000443

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

12217 Parkton St. Fort Washington, MD 20744

& Leticia A.

 $Legal \ Description: 11,830 \ SF \ \& \ Imps.$ Tantallon South Lot 18 Block H Account ID: 05-0323816 Deed Ref.: 4705/279 Assessed to: Rodriguez, Alberto T.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 12th day of December, 2022, by the Circuit Court for Prince George's County, Mary-

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 6th day of January, 2023, warning all persons interested in the said properties to be and appear in this Court by the 14th day of February, 2023, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encum-

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

True Copy—Test: Mahasin El Amin, Clerk 143450 (12-22,12-29,1-5) File No. 21-PG-JF-1002

ORDER OF PUBLICATION

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

Ronald D. Bristol, and Joyce R. Bristol, and Prince George's County, Maryland,

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

4009 Vine Street Capitol Heights, D 20743

Legal Description: 4,500 SF & Imps. Bradbury Heights Lot 45 Blk 19 Account ID: 06-0529586 Deed Ref.: 40173/303 Assessed to: Bristol, Ronald D & Joyce R.,

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division Case Number: C-16-CV-22-000546

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

4009 Vine Street Capitol Heights, D 20743

Legal Description: 4,500 SF & Imps. Bradbury Heights Lot 45 Blk 19 Account ID: 06-0529586 Deed Ref.: 40173/303 Assessed to: Bristol, Ronald D &

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 12th day of December, 2022, by the Circuit Court for Prince George's County, Mary-

land; 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 6th day of January, 2023, warning all persons interested in the said properties to be and appear in this Court by the 14th day of February, 2023, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encum-

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

True Copy—Test: Mahasin El Amin, Clerk 143451 (12-22,12-29,1-5)

LEGALS

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

6618 INSEY ST. **DISTRICT HEIGHTS, MD 20747**

Under a power of sale contained in a certain Deed of Trust dated June 25, 2007, recorded in Liber 28326, Folio 387 among the Land Records of Prince George's County, MD, with an original principal balance of \$232,000.00, 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

DECEMBER 28, 2022 AT 10:45 AM

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

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

Terms of Sale: A deposit of \$26,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 344906-1)

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

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



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

(12-8,12-15,12-22)

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

IN THE ESTATE OF MARCIA ELLEN PORTERFIELD

the office of the Register of Wills or

by contacting the personal representative or the attorney.

All persons having any objection

to the appointment (or to the probate of the decedent's will) shall file

their objections with the Register of

Wills on or before the 24th day of

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

(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

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

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-

THEODORE MICHAEL VERBICH

tained from the Register of Wills.

Personal Representative

other delivery of the notice.

November, 2022.

the following dates:

decedent's death; or

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF LAWRENCE EDWARD BROWN

Notice is given that Eboni Brown, whose address is 13106 Belle Meade Trace, Bowie, MD 20720, was on September 27, 2022 appointed per-sonal representative of the small es-Lawrence Edward Brown, who died on August 31, 2022 without a will.

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

All persons having any objection to the appointment 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

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

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

(2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written no-tice, notifying the creditor that the claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice

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

EBONI 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. 126710 143507 (12-22)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF WILLIAM PURVIS HALL III

Notice is given that Dawn E Webster-Hall, whose address is 1518 St Albans Ln, Accokeek, MD 20607, was on November 28, 2022 appointed personal representative of the small estate of William Purvis Hall III, who died on October 8, 2022 without a will.

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

All persons having any objection to the appointment 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

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

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

(2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written no-tice, notifying the creditor that the claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice.

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

DAWN E WEBSTER-HALL

Personal Representative CERETA A. LEE REGISTER OF WILLS FOR Prince George's County

P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 127170

143506 (12-22)

LEGALS SMALL ESTATE

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF WILLIAM O JONES

Notice is given that Jennie Jones, whose address is 3800 Viser Ct, Bowie, MD 20715, was on September 21, 2022 appointed personal representative of the small estate of William O Jones, who died on June 22, 2022 with a will.

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

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

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

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

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

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

JENNIE JONES Personal Representative

143434

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

Estate No. 126637 (12-22)

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

CERETA A. LEE

Estate No. 125120 143399 (12-15,12-22,12-29)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

12520 OLD GUN POWDER RD. SPUR A/R/T/A 12520 OLD GUNPOWDER RD. **BELTSVILLE, MD 20705**

Under a power of sale contained in a certain Deed of Trust dated October 13, 2009, recorded in Liber 31086, Folio 364 among the Land Records of Prince George's County, MD, with an original principal balance of \$548,905.00, 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

DECEMBER 28, 2022 AT 10:47 AM

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

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

Terms of Sale: A deposit of \$62,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 348373-2)

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

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



908 York Road • Towson, MD 21204 • 410.828.4838

www.alexcooper.com

143306 (12-8,12-15,12-22)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF DOROTHY D SINGLETON

Notice is given that Theodore Michael Verbich, whose address is 109 Tingle Rd, Berlin, MD 21811, was on May 24, 2022 appointed Personal Representative of the estate of Notice is given that Joy Singleton Jackson, whose address is 811 Arbor Park Place, Mitchellville, MD 20721, Marcia Ellen Porterfield, who died on March 28, 2022 without a will. was on September 8, 2022 appointed Personal Representative of the estate of Dorothy D Singleton, who died on June 15, 2022 without Further information can be obtained by reviewing the estate file in

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 probate of the decedent's will) shall file their objections with the Register of Wills on or before the 8th day of March, 2023.

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

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

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

JOY SINGLETON JACKSON Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729

UPPER MARLBORO, MD 20773-1729

Estate No. 126004 143400 (12-15,12-22,12-29)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF GARY DOUGLAS LILES

Notice is given that Joshua Liles, whose address is 16-M Ridge Rd, Greenbelt, MD 20770, was on November 9, 2022 appointed Personal Representative of the estate of Gary Douglas Liles, who died on September 11, 2019 without a will. Further information can be ob-

the office of the Register of Wills or by contacting the personal representative or the attorney. All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of

tained by reviewing the estate file in

Wills on or before the 9th day of May, 2023. Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following dates:

(1) Six months from the date of the

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

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

JOSHUA LILES Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729

143401

UPPER MARLBORO, MD 20773-1729 Estate No. 126930

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

ORDER OF PUBLICATION

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

CEDAR LANE HOLDINGS L.L.C. Prince George's County, Maryland

AND

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

Prince George's County, described as follows: Tax Account No 2183184, 5.8900 ACRES. & IMPS. CABOT CABOT & FORB LOT 2C BLK A; ASSMT \$6,880,533 LIB 00000 FL 000; KNOWN AS 4600 BOSTON WAY LANHAM MD 20706

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division C-16-CV-22-000822

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

Prince George's County, described as follows: Tax Account No 2183184, 5.8900 ACRES. & IMPS. CABOT CABOT & FORB LOT 2C BLK A; ASSMT \$6,880,533 LIB 00000 FL 000; KNOWN AS 4600 BOSTON WAY LANHAM MD 20706.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 12th day of December, 2022, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks. on or before the 6th day of January, 2023, warning all persons interested in the property to appear in this Court by the 14th day of February, 2023, and redeem the property herein described and answer the complaint or thereafter a final judgrights 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 (12-22,12-29,1-5) 143448

LEGALS

ORDER OF PUBLICATION

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

NEDA ENTERPRISES LLC Prince George's County, Maryland

AND

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

Prince George's County, described as follows: Tax Account No 2209211, 15,000.0000 SQ.FT. & IMPS. SEABROOK LOT 2 BLK B: ASSMT \$97,500 LIB 35781 FL 017; KNOWN AS LOT 2 SMITH AVE LANHAM MD 20706.

Defendants

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

C-16-CV-22-000821

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 2209211, 15,000.0000 SQ.FT. & IMPS. SEABROOK LOT 2 BLK B; ASSMT \$97,500 LIB 35781 FL 017; KNOWN AS LOT 2 SMITH AVE LANHAM MD 20706.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 12th day of December, 2022, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 6th day of January, 2023, warning all persons interested in the property to appear in this Court by the 14th day of February, 2023, and redeem the property herein described and answer the complaint or thereafter a final 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

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

True Copy—Test: Mahasin Él Amin, Clerk

143464

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff.

WENDY R, REGINALD & ISAAC SIDBURY WENDY R, REGINALD & ISAAC SIDBURY LATOYA & LAMONT PITTS

LATOYA & LAMONT PITTS TONNETTE PARKS, INEZ PROC-TOR & YVETTE WIGGINS TONNETTE PARKS, INEZ PROC-TOR & YVETTE WIGGINS ANDREA & TIARA WHITE ANDREA & TIARA WHITE LASHAWN, PAUL & HERBERT SIDBURY IR

LASHAWN, PAUL & HERBERT SIDBURY JR DELONTE & DION CARROLL DELONTE & DION CARROLL KAREN GUILE

KAREN GUILE LATOYA & JERRY SIDBURY JR LATOYA & JERRY SIDBURY IR Prince George's County, Maryland Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7807 GREENLEAF RD, LAN-DOVER, MD 20785, Parcel No. 13-1546423

ANY UNKNOWN OWNER OF THE PROPERTY 7807 GREEN-LEAF RD, LANDOVER, MD 20785 Parcel No. 13-1546423, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County Case No.: C-16-CV-22-000401

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 13-1546423 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

3,675.0000 Sq.Ft. & Imps. Palmer Park Lot 5 Blk K

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

It is thereupon this 28th day of November, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 31st day of January, 2023, and redeem the property with Parcel Identification Number 13-1546423 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

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

True Copy—Test: Mahasin El Amin, Clerk

(12-8,12-15,12-22) 143326



LEGALS

ORDER OF PUBLICATION

Sure Faith Investments LLC

Petitioner,

Rosa Bonds, et. al.

Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY Case No.: C-16-CV-22-000614

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 6-0632650 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the plaintiff in this proceeding:

Street Address: 2162 County Rd., District Heights, MD 29747

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

It is thereupon this 12th day of December, 2022, by the Circuit Court for Prince George's County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 14th day of February, 2023, and redeem the property with Parcel Identification Number 6-0632650 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 143446 (12-22,12-29,1-5)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

DAVID C MAHONEY Prince George's County, Maryland Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 4646 DAVIS AVE, SUITLAND, MD 20746-0000, Parcel No. 06-0608208

ANY UNKNOWN OWNER OF THE PROPERTY 4646 DAVIS AVE, SUITLAND, MD 20746-0000 Parcel No. 06-0608208, the unknown owner's heirs, devisees, and personal representatives and their or anv of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County Case No.: C-16-CV-22-000364

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0608208 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

34,986.0000 Sq.Ft. & Imps. Bradbury Park Lot 3 Blk L

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

It is thereupon this 5th day of December, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of February, 2023, and redeem the property with Parcel Identification Number 06-0608208 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk (12-15,12-22,12-29) 143389



LEGALS

NOTICE OF REPORT **OF SALE**

CAPITAL COVE AT NATIONAL **HARBOR** PROPERTY OWNER'S ASSOCIA-TION, INC.

Plaintiff

Defendant(s)

Janice Wyss

In the Circuit Court for

Prince George's County, Maryland Civil Case No. CAEF22-26693

NOTICE is hereby given this 12th day of December, 2022, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of January, 2023; provided, a copy of this order be inserted in a daily newspaper printed in said County, once in each of three successive weeks before the 12th day of January, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$12180.53. The property sold herein is One 692,000 / 2,855,944,500 fractional fee simple undivided Standard Vacation Öwnership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

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

ORDER OF PUBLICATION

THORNTON MELLON LLC

LEGALS

Plaintiff,

JESSE HUDGINS & NANCY LEE ESTATE OF NANCY LEE ESTATE OF NANCY I LEE Prince George's County, Maryland Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 4523 41ST AVE, BRENTWOOD, MD 20722, Parcel No. 17-1943679

ANY UNKNOWN OWNER OF THE PROPERTY 4523 41ST AVE, BRENTWOOD, MD 20722 Parcel No. 17-1943679, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County Case No.: C-16-CV-22-000421

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1943679 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

2,500.0000 Sq.Ft. & Imps. Holladay Co Addn Lot 3 Blk A

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

It is thereupon this 5th day of December, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of February, 2023, and redeem the property with Parcel Identification Number 17-1943679 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances

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

True Copy—Test: Mahasin El Amin, Clerk (12-15,12-22,12-29) 143391

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

IN RE ADOPTION OF JONATHAN NOE MAGANA

Case No.: CAA20-11884

ORDER OF PUBLICATION BY POSTING

ORDERED, on this 9th day of December, 2022, by the Circuit Court for Prince George's County, Mary-

You are hereby notified that a Court case has been filed in the Circuit Court for Prince George's County in the above-referenced case. All persons who believe themcase. All persons who believe themselves to be parents of a male child born on October 14, 2008, in Washington D.C. to ADA LISSETH GRANADOS and MARVIN A. MAGANA MENDOZA, shall file a written response. That the Birth Father, MARVIN A. MAGANA MENDOZA, is hereby notified that the Petitioners have filed a Petition for Petitioners have filed a Petition for Adoption of the Minor Child on March 19, 2020; Petitioner states that the Birth Father's last known addresses are: 3412 Farthing Drive, Silver Spring, MD 20906; 17 East Bellefonte Avenue, Apt 201, Alexandria, VA 22310; 6418 Virginia Hills Avenue, Alexandria, VA 22310; 2935 Mountain Avenue North, Apt, 4, San Bernardino, CA 92404; 3332 Chauncey Place Apt. 101, Mount Rainier, MD 20712; 14002 Cove Lane, Apt. 303, Rockville, MD 20851. A copy of the Show Cause Order may be obtained from the clerk's office at 14735 Main Street, Courthouse, Suite D1022, Upper Marlboro, MD 20772 and 301-952-3322. If you do not file a written objection by the 7th day of February, 2023; you will have agreed to the Court granting adoption of this child. It is further,

ORDERED, that this Order shall be posted at the Courthouse door in accordance with Maryland Rule 2-122(a)(1), said posting to be completed by the 8th day of January, 2023; and it is further,

ORDERED, that the Petitioner shall mail, by regular mail (first class mail), to the Birth Father's last known address, if known, a copy of the signed Order of Publication at least thirty (30) days prior to the response date in said Order, and it is

ORDERED, THAT THE BIRTH FATHER MARVIN A. MAGANA MENDOZA, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 7th DAY OF FEBRUARY, 2023, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM BY DEFAULT.

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

True Copy—Test: Mahasin Él Amin, Clerk

143414 (12-15,12-22,12-29)

LEGALS

ORDER OF PUBLICATION THORNTON MELLON LLC

Plaintiff.

A AND N ARCHITECTURAL LLC 1SHARPE OPPORTUNITY INTERMEDIATE TRUST 1SHARPE OPPORTUNITY INTERMEDIATE TRUST RUSSELL S DRAZIN

Prince George's County, Maryland

Occupant

Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 112 FOX WAY, OXON HILL, MD 20745, Parcel No. 12-1197490

ANY UNKNOWN OWNER OF THE PROPERTY 112 FOX WAY, OXON HILL, MD 20745 Parcel No. 12-1197490, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants In the Circuit Court for Prince George's County Case No.: C-16-CV-22-000377

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1197490 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

8,900.0000 Sq.Ft. & Imps. Forest Heights Lot 18 Blk P

The complaint states, among other things, that the amounts necessary

for redemption have not been paid. It is thereupon this 28th day of November, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 31st day of January, 2023, and redeem the property with Parcel Identification Number 12-1197490 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

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

True Copy—Test: Mahasin El Amin, Clerk (12-8,12-15,12-22)

encumbrances.

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

WAVERLY & ESTHER B EVANS WAVERLY & ESTHER B EVANS WAVERLY & ESTHER B EVANS ESTATE OF ESTHER B EVANS ESTATE OF ESTHER B EVANS ESTATE OF WAVERLY WILSON

EVANS Prince George's County, Maryland Occupant

Unknown Owners ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 505 62ND AVE, CAPITOL HEIGHTS,

MD 20743, Parcel No. 18-2017580 ANY UNKNOWN OWNER OF THE PROPERTY 505 62ND AVE, CAPITOL HEIGHTS, MD 20743 Parcel No. 18-2017580, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title

Defendants.

In the Circuit Court for Prince George's County Case No.: C-16-CV-22-000425

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 18-2017580 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

7,500.0000 Sq.Ft. & Imps. Mt Weissner Lot 28

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

It is thereupon this 5th day of December, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of February, 2023, and redeem the property with Parcel Identification Number 18-2017580 and answer the complaint or thereafter a final judgment will be 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 (12-15,12-22,12-29) 143392

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

ATABONG MBELEM ATABONG MBELEM ATABONG MBELEM Presidential Park Condominium Prince George's County, Maryland Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1822 METZEROTT RD, CONDO UNIT: B-3, HYATTSVILLE, MD 20783-0000, Parcel No. 17-1942531

ANY UNKNOWN OWNER OF THE PROPERTY 1822 METZE-ROTT RD, CONDO UNIT: B-3, HY-ATTSVILLE, MD 20783-0000 Parcel No. 17-1942531, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County Case No.: C-16-CV-22-000419

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1942531 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Bldg 15 Unit B -3 1,200.0000 Sq.Ft. & Imps. Presidential Park

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

It is thereupon this 5th day of December, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of February, 2023, and redeem the property with Parcel Identification Number 17-1942531 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk (12-15,12-22,12-29) 143390

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff, WILLIAM C PRICE & TRESSA O

ESTATE OF TRESSA ORNETTA **CAMPBELL** ESTATE OF TRESSA ORNETTA

CAMPBEL

and interest

CAMPBELL ESTATE OF WILLIAM CHARLES PRICE

Prince George's County, Maryland Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 2076 CHADWICK TER, TEMPLE HILLS, MD 20748, Parcel No. 12-1237858

ANY UNKNOWN OWNER OF THE PROPERTY 2076 CHADWICK TER, TEMPLE HILLS, MD 20748 Parcel No. 12-1237858, 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

Defendants.

In the Circuit Court for Prince George's County Case No.: C-16-CV-22-000383

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1237858 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

1,925.000 Sq.Ft. & Imps. Briar Village Plat Lot 94

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

It is thereupon this 28th day of November, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 31st day of January, 2023, and redeem the property with Parcel Identification Number 12-1237858 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 143334 (12-8,12-15,12-22)

File No. 22-PG-RT-1014

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,

ORDER OF PUBLICATION

Plaintiff

Heather K. Flaherty, and Prince George's County, Maryland

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

4476 Lord Loudoun Ct, Condo Unit: Upper Marlboro, MD 20772

Legal Description: 1,662 SF & Imps. Account ID: 03-0242149 Deed Ref.: 45449/517 Assessed to: Flaherty, Heather K, Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division Case Number: C-16-CV-22-000564

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

4476 Lord Loudoun Ct, Condo Unit: Upper Marlboro, MD 20772

Legal Description: 1,662 SF & Imps. Account ID: 03-0242149 Deed Ref.: 45449/517 Assessed to: Flaherty, Heather K

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 12th day of December, 2022, by the Circuit Court for Prince George's County, Mary-

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

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

True Copy—Test: Mahasin El Amin, Clerk (12-22,12-29,1-5) 143452

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIA-TION, INC.

Plaintiff

Defendant(s)

Alonia B. Trice

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF22-26694

NOTICE is hereby given this 12th day of December, 2022, by the Cir-cuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of January, 2023; provided, a copy of this order be inserted in a daily newspaper printed in said County, once in each of three successive weeks before the 12th day of January, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 3903.24. The property sold herein is One 231,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Öwnership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 143439 (12-22 (12-22,12-29,1-5) File No. 22-PG-RT-1110

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

ORDER OF PUBLICATION

Plaintiff

Iglesia Cristiana El Shaddai, a Corporation, and Prince George's County, Maryland

And

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

8912 Maple Ave Bowie, MD 20720

Legal Description: 4.8 Acres & Imps. Map 029 Grid A2 Par 213 Account ID: 14-1676071 Deed Ref.: 45849/285 Assessed to: Iglesia Cristiana El Shaddai, a Corporation, Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division Case Number: C-16-CV-22-000566

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

8912 Maple Ave Bowie, MD 20720

Legal Description: 4.8 Acres & Imps. Map 029 Grid A2 Par 213 Account ID: 14-1676071 Deed Ref.: 45849/285 Assessed to: Iglesia Cristiana El Shaddai, a Corporation

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 12th day of December, 2022, by the Circuit Court for Prince George's County, Mary-

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 6th day of January, 2023, warning all persons interested in the said properties to be and appear in this Court by the 14th day of February, 2023, and redeem the Property, and answer the Com-plaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Prop-erty 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

Mahasin Él Amin, Clerk (12-22,12-29,1-5)

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL PROPERTY OWNER'S ASSOCIA-TION, INC.

Plaintiff

Talmadge L. Hill, Jr. and Shirley T. Hill

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

Civil Case No. CAEF 22-26681 NOTICE is hereby given this 12th day of December, 2022, by the Cir-cuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of January, 2023; provided, a copy of this order be in-serted in a daily newspaper printed in said County, once in each of three

successive weeks before the 12th day of January, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 1162.50. The property sold herein is One 300,000/330,785,000 fractional fee simple undivided Designated Vacation Ownership Interest (the "Designated VOI") in the 16 Standard VOI Units numbered 307, 407, 507, 607, 622, 1001, 1002, 1005, 1007, 1009, 1011, 1013, 1015, 1017, 1021, and 1022 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk 143443 (12-22,12-29,1-5) **LEGALS**

File No. 22-PG-RT-1135

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

ORDER OF PUBLICATION

Plaintiff

Minerva Gutierrez, and Prince George's County, Maryland

vs.

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

5450 Addison Road Capitol Heights, MD 20743

Description: 390.391.392 8,380 SF & Imps. Sylvan Vista Blk O Account ID: 18-2122265 Deed Ref.: 43146/529 Assessed to: Gutierrez, Minerva, Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division Case Number: C-16-CV-22-000567

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

5450 Addison Road Capitol Heights, MD 20743

LOTS Description: 390.391.392 8,380 SF & Imps. Sylvan Vista Blk O Account ID: 18-2122265 Deed Ref.: 43146/529 Assessed to: Gutierrez, Minerva

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 12th day of December, 2022, by the Circuit Court for Prince George's County, Mary-

land; 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 6th day of January, 2023, warning all persons interested in the said properties to be and appear in this Court by the 14th day of February, 2023, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encum-

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

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

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIA-TION, INC. Plaintiff

Nancy Lee Gasparovic Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF 22-26683

NOTICE is hereby given this 12th day of December, 2022, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of January, 2023: provided, a copy of this order be inserted in a daily newspaper printed in said County, once in each of three successive weeks before the 12th day of January, 2023.

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

True Copy—Test: Mahasin Él Amin, Clerk 143444 (12-22,12-29,1-5) File No. 22-PG-RT-1005

ORDER OF PUBLICATION

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

Plaintiff

James L. Eckard, Jr., and Truist Bank, Lender, formerly known as Branch Banking & Trust Company, and Thomas W. Hodge, Substitute Trustee, and

Christine Johnson, Substitute Trustee, and Melissa Alcocer, Substitute Trustee,

Jeana McMurray, Substitute Trustee,

Robert M. Oliveri, Substitute

Brennan Ferguson, Subtitute Trustee, and Prince George's County, Maryland,

vs.

Trustee, and

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

6836 Barton Rd Hyattsville, MD 20784

Legal Description: 5,644 SF & Imps Radiant Valley Lot 9 Blk P Account ID: 02-0089151 Deed Ref.: 8455/675 Assessed to: Eckarn, James L Jr,

In the Circuit Court for Prince George's County, Maryland Civil Division Case Number: C-16-CV-22-000568

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

6836 Barton Rd Hyattsville, MD 20784

Legal Description: 5,644 SF & Imps Radiant Valley Lot 9 Blk P Account ID: 02-0089151 Deed Ref.: 8455/675 Assessed to: Eckarn, James L Jr

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 12th day of December, 2022, by the Circuit Court

for Prince George's County, Mary-ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, before the 6th day of January, 2023, warning all persons interested in the said properties to be and appear in this Court by the 14th day of February, 2023, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Prop-erty 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 (12-22,12-29,1-5) 143455

LEGALS

ORDER OF PUBLICATION **BY POSTING**

LEONOR ELIZABETH MEJICANOS,

Plaintiff,

JOSE FELICIANO MEJICANOS

Defendant In the Circuit Court for Prince George's County, Maryland Case No. CAD22-00735

ORDERED, ON THIS 16TH day of DECEMBER, 2022, by the Circuit Court for Prince George's County

That the Defendant, Jose Feliciano Mejicanos, is hereby notified that the Plaintiff, has filed a Complaint for Absolute Divorce naming him as the defendant and seeking the Divorce on the Grounds of Twelve-Month Separation, and stating that the Defendant's last known address is 2611 Nicholson St, Apt #3, Hyattsville, MD 20782, and therefore it

ORDERED that this Order shall be posted at the Court House door in ccordance with Maryland Rule 2-122(a)(1), said posting to be completed by the 15th day of January, 2023, and it is further;

ORDERED that the DEFENDANT, JOSE FELICIANO MEJICANOS, IS HEREBY WARNED SWER OR OTHER DEFENSE ON OR BEFORE THE 14TH DAY OF FEBRUARY, 2023, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DE-

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

True Copy—Test: Mahasin Él Amin, Clerk 143514 (12-22,12-29,1-5)

LEGALS

CAPITAL COVE AT NATIONAL PROPERTY OWNER'S ASSOCIA-

NOTICE OF REPORT

OF SALE

Plaintiff

Paul Mattheiss Defendant(s)

TION, INC.

v.

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF22-26689

NOTICE is hereby given this 12th day of December, 2022, by the Cir-cuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of January, 2023; provided, a copy of this order be inserted in a daily newspaper printed in said County, once in each of three successive weeks before the 12th day of January, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$13603.00. The property sold herein is One 1,200,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium' dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George' County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk (12-22,12-29,1-5) 143440

LEGALS

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL PROPERTY OWNER'S ASSOCIA-TION, INC.

Plaintiff

Allan Gerald Johnson And

Kathryn Johnson Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF22-26680

NOTICE is hereby given this 12th day of December, 2022, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of January, 2023; provided, a copy of this order be inserted in a daily newspaper printed in said County, once in each of three successive weeks before the 12th day of January, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 3690.41. The property sold herein is One 308,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk 143441 (12-22,12-29,1-5)

NOTICE OF REPORT **OF SALE**

CAPITAL COVE AT NATIONAL PROPERTY OWNER'S ASSOCIA-

TION, INC. Plaintiff

David V. Green And Elma D. Green Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF22-26696

NOTICE is hereby given this 12th day of December, 2022, by the Cir-cuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of January, 2023; provided, a copy of this order be inserted in a daily newspaper printed in said County, once in each of three successive weeks before the 12th day of January, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 1612.51. The property sold herein is One 90,000/2,855,944,500 fractional fee simple undivided Standard Vacation Öwnership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk 143442 (12-22,12-29,1-5)



LEGALS

NOTICE OF REPORT

OF SALE CAPITAL COVE AT NATIONAL HARBOR

PROPERTY OWNER'S ASSOCIA-TION, INC.

Plaintiff

Alvin Fahie And Ella Fahie Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF 22-26676

NOTICE is hereby given this 12th day of December, 2022, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of January, 2023: provided, a copy of this order be inserted in a daily newspaper printed in said County, once in each of three successive weeks before the 12th day of January, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 615.65. The property sold herein is One 84,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numthe 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium' dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the 'Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk

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

143445

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL PROPERTY OWNER'S ASSOCIA-

TION, INC. Plaintiff

Alan Weinstein

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF 22-26675

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

The Report of Sale states the amount of the foreclosure sale to be \$ 623.23. The property sold herein is One 77,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium' dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

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

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL PROPERTY OWNER'S ASSOCIA-TION, INC.

Plaintiff

Ichiko Kreger And Timothy D. Kreger

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF 22-26682

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

The Report of Sale states the amount of the foreclosure sale to be \$ 1561.76. The property sold herein is One 84,000/2,855,944,500 fractional fee simple undivided Stan-dard Vacation Ownership Interest in the 216 Standard VOI Units numthe 216 Standard VOI Units hum-bered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium' September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk

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

Plaintiff

LEGALS

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIA-TION, INC.

Plaintiff

Donald R. Clevenger And Barbara S. Clevenger Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF 22-26695

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

The Report of Sale states the amount of the foreclosure sale to be \$ 887.63. The property sold herein is One 164,000/ 2,855,944,500 fractional fee simple undivided Stan-dard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium' dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

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

LEGALS

Plaintiff

True Copy—Test: Mahasin Él Amin, Clerk

143526

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL PROPERTY OWNER'S ASSOCIA-TION, INC.

Plaintiff

Stanley Travis Yoakum And Mary Darlene Yoakum, Trustees Or Their

Successor In Trust Under The

Yoakum Living Trust Dated 6/14/2018 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF 22-26684

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

The Report of Sale states the amount of the foreclosure sale to be \$4600.56. The property sold herein is One 850,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 143527 (12-22,12-29,1-5)

LEGALS

OF SALE CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIA-

NOTICE OF REPORT

TION, INC.

Plaintiff

Richard E. Dickerson and Linda C. Dickerson Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF 22-26685

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

The Report of Sale states the amount of the foreclosure sale to be \$ 2532.60. The property sold herein is One 504,000/ 2,855,944,500 fractional fee simple undivided Stan-dard Vacation Ownership Interest in the 216 Standard VOI Units numthe 210 Statidard VOI Office Hulling 100 1217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018, 1020, 1104, 1106, 1108 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium' dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

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

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIA-TION, INC.

Plaintiff

Barbara R. Smith Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF 22-26686

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

The Report of Sale states the amount of the foreclosure sale to be \$ 650.58. The property sold herein is One 52,500/330,785,000 fractional fee simple undivided Designated Vacation Ownership Interest (the "Designated VOI") in the 16 Standard VOI Units numbered 307, 407, 507, 607, 622, 1001, 1002, 1005, 1007, 1009, 1011, 1013, 1015, 1017, 1021, and 1022 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the 'Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the 'Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 143529 (12-22,12-29,1-5)

LEGALS

Plaintiff

143525

NOTICE OF REPORT **OF SALE**

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIA-TION, INC.

Yvonne Frentz

Defendant(s)

In the Circuit Court for

Prince George's County, Maryland Civil Case No. CAEF 22-26687

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

The Report of Sale states the amount of the foreclosure sale to be \$ 744.45. The property sold herein is One 84,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 401-406, 408-427, 301-306, 306-327, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018, 1001, 1012, 1014, 1016, 1018, 1001, 100 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage. National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk 143530 (12-22,12-29,1-5)

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL PROPERTY OWNER'S ASSOCIA-TION, INC.

Jerry D. Smith

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF 22-26655

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

The Report of Sale states the amount of the foreclosure sale to be \$ 2231.30. The property sold herein is One 385,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units num-bered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 401-406, 408-427, 501-306, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium' dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 143531 (12-22,12-29,1-5)

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL **HARBOR** PROPERTY OWNER'S ASSOCIA-TION, INC.

Kathryn E. Altman

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

Civil Case No. CAEF 22-26656 NOTICE is hereby given this 13th day of December, 2022, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of January, 2023: provided, a copy of this order be inserted in a daily newspaper printed in said County, once in each of three successive weeks before the 13th day of January, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$12037.85. The property sold herein is One 2,077,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 401-406, 400-427, 301-306, 306-327, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1014, 1016, 1018, 1010, 1012, 1014, 1014, 1016, 1018, 1010, 1012, 1014, 1016, 1018, 1010, 1012, 1014, 1016, 1018, 1017, 1018, 101 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium' dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the 'Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk 143532 (12-22,12-29,1-5)

NOTICE OF REPORT **OF SALE**

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIA-

TION, INC.

Johnnie L. Jackson Defendant(s)

Plaintiff

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF 22-26653

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

The Report of Sale states the amount of the foreclosure sale to be \$ 849.98. The property sold herein is One 105,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units num-1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk 143533 (12-22,12-29,1-5)

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIA-TION, INC.

Donovan Mabry and Cecelia M. Mabry

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF 22-26654

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

The Report of Sale states the amount of the foreclosure sale to be \$ 582.75. The property sold herein is One 63,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327 401-406, 408-427, 501-506, 508-527 401-406, 406-427, 301-306, 306-327, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1014, 1016, 1016, 1008, 1010, 1012, 1014, 1014, 1016, 101 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George' County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk 143534 (12-22,12-29,1-5)

NOTICE OF REPORT OF SALE

LEGALS

Plaintiff

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIA-TION, INC.

Plaintiff

Deborah Hyatt Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF 22-26663

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

The Report of Sale states the amount of the foreclosure sale to be \$ 748.04. The property sold herein is One 64,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 401-406, 408-427, 301-306, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 143535 (12-22,12-29,1-5)

Defendant(s)

NOTICE OF REPORT

OF SALE

CAPITAL COVE AT NATIONAL

PROPERTY OWNER'S ASSOCIA-

In the Circuit Court for

Prince George's County, Maryland

Civil Case No. CAEF 22-26657

NOTICE is hereby given this 13th day of December, 2022, by the Cir-cuit Court for Prince George's

County, that the sale of the property

mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED

AND CONFIRMED unless cause to

the contrary thereof be shown on or before the 13th day of January, 2023;

provided, a copy of this order be in-serted in a daily newspaper printed in said County, once in each of three

successive weeks before the 13th day of January, 2023.

The Report of Sale states the amount of the foreclosure sale to be

amount of the foreclosure sale to be \$ 777.00. The property sold herein is One 84,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in

the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527,

601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003,

1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108

1110, 1112, 1114, 1116, 1118, 1120 that

are situate within the one Timeshare

Unit (as defined in Section 1.46 of

the Master Condominium Declara-

tion) located in Building Q, Parcel

No. Seventeen of National Harbor Community, 250 Mariner Passage,

National Harbor, MD 20745 as ten

ants in common with the other undivided interest owners of the

aforesaid Standard VOI Units in

Capital Cove at National Harbor, a

Condominium (the "Timeshare Proj-

ect") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium"

dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's

County, Maryland ("Land Records")

in Liber 31006, folio 457 et seq., (the

'Declaration") with one or more

plats attached (the "Plats"), (the Declaration and the Plats, collectively,

MAHASIN EL AMIN

Clerk of the Circuit Court for

Prince George's County, MD.

the "Timeshare Declaration").

TION, INC.

Clifford F. Cleaton

LEGALS

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

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

6923 BRIARCLIFF DRIVE CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Gloria Griffin, dated May 26, 2007 and recorded in Liber 28126, Folio 733 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$40,000.00, and an original interest rate of 9.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JANUARY 3, 2023, AT 11:30 AM

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

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 \$5,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

This property will be sold subject to one or more prior liens, the amount(s) of which will be announced at the time of sale.

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

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

143369 (12-15,12-22,12-29)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JAMES LEE MORRIS

Notice is given that Violeta Morris, whose address is 2706 Newglen Av-enue, Forestville, MD 20747, was on November 30, 2022 appointed Personal Representative of the estate of James Lee Morris who died on June 2, 2022 with a will.

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

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

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

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

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

VIOLETA MORRIS Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729

UPPER MARLBORO, MD 20773-1729

Estate No. 125454 143413 (12-15,12-22,12-29)

THE PRINCE GEORGE'S POST

Call 301-627-0900 Fax 301-627-6260 **SUBSCRIBE TODAY!**

Hughie D Hunt II, Esq.

Beltsville, MD 20705 301-982-0888

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

5000 Sunnyside Avenue, Suite 101

TO ALL PERSONS INTERESTED

IN THE ESTATE OF BETTY GLORIA BROOKS

Notice is given that Jean L. Beckmann, whose address is 10218 Democracy Lane, Potomac, MD 20854, was on November 10, 2022 appointed Personal Representative of the estate of Betty Gloria Brooks who died on September 9, 2022 with

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

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

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

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

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

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

JEAN L. BECKMANN Personal Representative

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

Estate No. 126973

143404 (12-15,12-22,12-29)

LEGALS

Plaintiff,

ORDER OF PUBLICATION THORNTON MELLON LLC

RONNIE S WARE SR Prince George's County, Maryland Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 909 MICHELE CT, LANDOVER, MD 20785-0000, Parcel No. 13-1541317

ANY UNKNOWN OWNER OF THE PROPERTY 909 MICHELE CT, LANDOVER, MD 20785-0000 Parcel No. 13-1541317, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County Case No.: C-16-CV-22-000397

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 13-1541317 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

1,752.0000 Sq.Ft. & Imps. Lottsford Townhous lot 18

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

It is thereupon this 28th day of November, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, werning all propose interested in the warning all persons interested in the the 31st day of January, 2023, and redeem the property with Parcel Identification Number 13-1541317 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 (12-8,12-15,12-22)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Occupant

ANY UNKNOWN OWNER OF THE PROPERTY 6609 ST BARN-ABAS RD, OXON HILL, MD 20745 Parcel No. 12-1335272, 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

In the Circuit Court for Prince George's County Case No.: C-16-CV-22-000394

9,637.0000 Sq.Ft. & Imps. Livingston Oaks Lot 103 Blk A

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

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

True Copy—Test: Mahasin El Amin, Clerk

143329

True Copy—Test: Mahasin El Amin, Clerk (12-8,12-15,12-22)

THE PRINCE GEORGE'S

ORDER OF PUBLICATION

Plaintiff.

THORNTON MELLON LLC

ESTATE OF JOYCE I ROSS

Prince George's County, Maryland

ALL OTHER PERSONS THAT

HAVE OR CLAIM TO HAVE ANY

INTEREST IN THE PROPERTY

4356 23RD PL, TEMPLE HILLS, MD

ANY UNKNOWN OWNER OF

THE PROPERTY 4356 23RD PL,

TEMPLE HILLS, MD 20748 Parcel

No. 06-0513499, the unknown owner's heirs, devisees, and per-

sonal representatives and their or

any of their heirs, devisees, execu-

tors, administrators, grantees, as-

signs, or successors in right, title

In the Circuit Court for

Prince George's County

Case No.: C-16-CV-22-000363

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

redemption in the following prop-

erty Parcel Identification Number

06-0513499 in Prince George's

County, sold by the Collector of

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

3,566.0000 Sq.Ft. & Imps. Mar-

The complaint states, among other

things, that the amounts necessary

for redemption have not been paid.

It is thereupon this 28th day of November, 2022, by the Circuit Court for Prince Georges County,

That notice be given by the insertion of a copy of this order in some

newspaper having a general circulation in Prince George's County

once a week for 3 successive weeks

warning all persons interested in the

property to appear in this Court by the 31st day of January, 2023, and re-

deem the property with Parcel Iden-

tification Number 06-0513499 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

MAHASIN EL AMIN

Clerk of the Circuit Court for

Prince George's County, Maryland

(12-8,12-15,12-22)

True Copy—Test:

143316

Mahasin El Amin, Clerk

low Heights Lot 26 Blk B

to the plaintiff in this proceeding:

Defendants.

20748, Parcel No. 06-0513499

JOYCE I ROSS

Unknown Owners

Occupant

and interest

POST NEWSPAPER

CALL 301-627-0900

LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff.

THELMA E MERCER

Prince George's County, Maryland Occupant

Unknown Owners ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY

7811 GREENLEAF RD, LAN-

DOVER, MD 20785, Parcel No. 13-

1408277 ANY UNKNOWN OWNER OF THE PROPERTY 7811 GREENLEAF RD, LANDOVER, MD 20785 Parcel No. 13-1408277, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, execu-

Defendants.

In the Circuit Court for Prince George's County Case No.: C-16-CV-22-000395

tors, administrators, grantees, as-

signs, or successors in right, title

and interest

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 13-1408277 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

3,675.0000 Sq.Ft. & Imps. Palmer Park Lot 7 Blk

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

It is thereupon this 28th day of November, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks. warning all persons interested in the property to appear in this Court by the 31st day of January, 2023, and redeem the property with Parcel Identification Number 13-1408277 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

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

True Copy—Test: Mahasin El Amin, Clerk 143328 (12-8,12-15,12-22)

LEWIS & CHARLOTTE E BOYD Prince George's County, Maryland Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 6609 ST BARNABAS RD, OXON HILL, MD 20745, Parcel No. 12-

and interest

Defendants.

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 12-1335272 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

It is thereupon this 28th day of November, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circu-lation in Prince George's County once a week for 3 successive weeks warning all persons interested in the property to appear in this Court by the 31st day of January, 2023, and redeem the property with Parcel Identification Number 12-1335272 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

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

CAPITAL COVE AT NATIONAL

TION, INC

Alanna Kay Sherman

Defendant(s) In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF 22-26659

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

The Report of Sale states the amount of the foreclosure sale to be \$833.49. The property sold herein is One 84,000/330,785,000 fractional fee simple undivided Designated Vacation Ownership Interest (the "Designated VOI") in the 16 Standard VOI Units numbered 307, 407, 507, 607, 622, 1001, 1002, 1005, 1007 1009, 1011, 1013, 1015, 1017, 1021, and 1022 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration" with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

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

George's Post

Call: 301-627-0900 | Fax: 301-627-6260

LEGALS

OF SALE CAPITAL COVE AT NATIONAL PROPERTY OWNER'S ASSOCIA-

NOTICE OF REPORT

Plaintiff

Susan Simon Defendant(s)

TION, INC.

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF 22-26658

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

The Report of Sale states the amount of the foreclosure sale to be \$ 863.17. The property sold herein is One 84,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 143537 (12-22,12-29,1-5)

LEGALS

NOTICE OF REPORT NOTICE OF REPORT **OF SALE OF SALE** CAPITAL COVE AT NATIONAL

PROPERTY OWNER'S ASSOCIA-

Plaintiff

Plaintiff Lawrence E. Comey

TION, INC

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

PROPERTY OWNER'S ASSOCIA-

Civil Case No. CAEF 22-26660 NOTICE is hereby given this 13th day of December, 2022, by the Cir-cuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of January, 2023; provided, a copy of this order be in-serted in a daily newspaper printed in said County, once in each of three successive weeks before the 13th day of January, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 9469.09. The property sold herein is One 1,379,000 / 389,331,000 fractional fee simple undivided Designated Vacation Ownership Interest (the "Designated VOI") in the 18 Designated VOI Units numbered 707, 722, 807, 822, 922, 1101, 1102, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121 and 1122 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Designated VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

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

True Copy—Test: Mahasin El Amin, Clerk

The Prince

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL PROPERTY OWNER'S ASSOCIA-

TION, INC. Plaintiff

Vickie L. Allender

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF 22-26661

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

The Report of Sale states the amount of the foreclosure sale to be \$ 1305.70. The property sold herein is One 154,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numthe 210 Saludatu VOI Olins Hulli-bered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018, 1020, 1104, 1106, 1108 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy-Mahasin Él Amin, Clerk (12-22,12-29,1-5)

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL PROPERTY OWNER'S ASSOCIA-TION, INC.

Plaintiff

Bonnie J. Lyons

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF 22-26662

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

The Report of Sale states the amount of the foreclosure sale to be \$ 1010.31. The property sold herein is One 108,000/ 2,855,944,500 fractional fee simple undivided Stan-dard Vacation Ownership Interest in the 216 Standard VOI Units numthe 210 standard vol Olins Hulli-bered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018, 1020, 1104, 1106, 1108 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk

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

LEGALS

NOTICE OF REPORT NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIA-TION, INC.

Plaintiff

Beutrice Walker and Christopher Walker

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF 22-26648

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

The Report of Sale states the amount of the foreclosure sale to be \$ 800.14. The property sold herein is One 52,500/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

MAHASIN EL AMIN Clerk of the Circuit Court for

Prince George's County, MD.

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

LEGALS

True Copy—Test: Mahasin El Amin, Clerk

OF SALE

CAPITAL COVE AT NATIONAL PROPERTY OWNER'S ASSOCIA-TION, INC.

Plaintiff

Charles H. Browning And Frances M. Browning Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF 22-26650

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

The Report of Sale states the amount of the foreclosure sale to be should of the forecostic safe to be \$4274.60. The property sold herein is One 528,000/ 2,855,944,500 frac-tional fee simple undivided Stan-dard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 303-821 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration")

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

True Copy—Test: Mahasin El Amin, Clerk 143544 (12-22,12-29,1-5)

LEGALS

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL PROPERTY OWNER'S ASSOCIA-TION, INC.

Plaintiff

Hae Kyung Lee and Ki Song Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF 22-26651

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

The Report of Sale states the amount of the foreclosure sale to be \$ 1861.07. The property sold herein is One 210,000/ 2,855,944,500 fractional fee simple undivided Stan-dard Vacation Ownership Interest in the 216 Standard VOI Units numthe 210 Statidard VOI Office Hulling 101 Statistics and 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018, 1020, 1104, 1106, 1108 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk (12-22,12-29,1-5) 143545

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL PROPERTY OWNER'S ASSOCIA-TION, INC. Plaintiff

Alvin Hyman And

Sondra Hyman Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF 22-26642

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

The Report of Sale states the amount of the foreclosure sale to be \$ 2514.57. The property sold herein is One 500,0007 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the 'Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 143546 (12-22,12-29,1-5)

LEGALS

Plaintiff

143541

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIA-TION, INC.

Harvey F. Roach, Sr.

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF 22-26643

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

The Report of Sale states the amount of the foreclosure sale to be \$ 1935.27. The property sold herein is One 210,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 401-406, 408-427, 301-306, 306-327, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018, 1001, 1012, 1014, 1016, 1018, 1001, 100 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage. National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk 143547 (12-22,12-29,1-5)

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL PROPERTY OWNER'S ASSOCIA-

Plaintiff

Gabor Vermes and

Gabor vermes a.... Gertrude Ann Fagan Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF 22-26644

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

The Report of Sale states the amount of the foreclosure sale to be \$ 2014.69. The property sold herein is One 210,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 401-406, 408-427, 501-306, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium' dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 143548 (12-22,12-29,1-5)

NOTICE OF REPORT **OF SALE**

143542

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIA-

TION, INC. Plaintiff

Eric Y. Walker And

Cynthia E. Edwards

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

Civil Case No. CAEF 22-26645 NOTICE is hereby given this 13th day of December, 2022, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of January, 2023: provided, a copy of this order be inserted in a daily newspaper printed in said County, once in each of three successive weeks before the 13th day of January, 2023.

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

True Copy—Test: Mahasin El Amin, Clerk 143549 (12-22,12-29,1-5)

NOTICE OF REPORT

OF SALE CAPITAL COVE AT NATIONAL HARBOR

PROPERTY OWNER'S ASSOCIA-TION, INC.

Starr Calo-Oy

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF 22-26646

Plaintiff

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

The Report of Sale states the amount of the foreclosure sale to be \$4934.01. The property sold herein is One 500,0007, 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, bered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are stitute within the one Timesbare are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 143550 (12-22,12-29,1-5)

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIA-

TION, INC.

Seshadri Krishna And

Nandini Krishna Defendant(s)

day of January, 2023.

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF 22-26678

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

The Report of Sale states the amount of the foreclosure sale to be \$ 1158.57. The property sold herein is One 84,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327 401-406, 408-427, 501-506, 508-527 401-406, 406-427, 301-306, 306-327, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1014, 1016, 1018, 1010, 1012, 1014, 1014, 1016, 1018, 1010, 1012, 1014, 1016, 1018, 1010, 1012, 1014, 1014, 1016, 1018, 1017, 101 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George' County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk 143551 (12-22,12-29,1-5)

NOTICE OF REPORT

OF SALE CAPITAL COVE AT NATIONAL

PROPERTY OWNER'S ASSOCIA-TION, INC. Plaintiff

LEGALS

Plaintiff

James M. Pedley And Sally N. Pedley Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF 22-26679

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

The Report of Sale states the amount of the foreclosure sale to be \$ 1327.00. The property sold herein is One 105,0007 2,855,944,500 fractions of the same states of tional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 143552 (12-22,12-29,1-5)

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIA-TION, INC.

Plaintiff

Timothy J. O'Connor and Rhea N. O'Connor

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF 22-26688

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

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

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

LM File No.: 1685-00001-Hopkins

LEWIS MCDANIELS, LLC 50 Citizens Way Suite 305

Frederick, MD 21701 ORDER OF PUBLICATION

Asha Hopkins,

Plaintiff, vs.

Elaine C. Fleishell, Trustee, or her successor in trust, under the Elaine C. Fleishell Living Trust, dated August 20, 1998; Unknown Successor Trustee, under the Elaine C. Fleishell Living Trust, dated August 20, 1998; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as 22,388.0000 Sq.Ft. & Imps. Highbridge Estates Lot 4 Blk D Assmt \$319,300 Lib 12614 Fl 257 and being identified on the Tax Roll as Parcel ID: 14-1615525, and which may be known as 13240 Old Chapel Rd., Bowie, MD 20720, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, described as 22,388.0000 Sq.Ft. & Imps. Highbridge Estates Lot 4 Blk D Assmt \$319,300 Lib 12614 Fl 257 and being identified on the Tax Roll as Parcel ID: 14-

Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-22-000545 (TAX SALE)

1615525, and which may be known

as 13240 Old Chapel Rd., Bowie,

MD 20720,

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

described as 22,388.0000 Sq.Ft. & Imps. Highbridge Estates Lot 4 Blk D Assmt \$319,300 Lib 12614 Fl 257 and being identified on the Tax Roll as Parcel ID: 14-1615525, and which may be known as 13240 Old Chapel Rd., Bowie, MD 20720.

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

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

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, the last insertion on or before the 6th day of January, 2023,

warning all persons interested in the property to appear in this Court by the 14th day of February, 2023, and redeem their property and/or answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to the property, and vesting in the plaintiff a title free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk

(12-22,12-29,1-5) 143456

LEGALS

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL PROPERTY OWNER'S ASSOCIA-TION, INC.

Plaintiff

Janice Henley And Sarah R. Holt

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF 22-26692

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

The Report of Sale states the amount of the foreclosure sale to be \$4502.12. The property sold herein is One 272,0007 2,855,944,500 fractions of the state of the the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other un-divided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 143554 (12-22,12-29,1-5)

LEGALS

LM File No.: 1685-00003-Hopkins

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

ORDER OF PUBLICATION

Asha Hopkins,

vs.

Plaintiff,

Bernard I. Proctor; Elizabeth S. Proctor; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as 3.1500 Åcres. & Imps. Assmt \$203,167 Map 156 Grid D3 Par 089 Lib 05104 Fl 943 and being identified on the Tax Roll as Parcel ID: 11-1142843, and which may be known as 15509 Brandywine Rd., Brandywine, MD 20613, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, described as 3.1500 Acres. & Imps. Assmt \$203,167 Map 156 Grid D3 Par 089 Lib 05104 Fl 943 and being identified on the Tax Roll as Parcel ID: 11-1142843, and which may be known as 15509 Brandywine Rd., Brandywine, MD 20613, Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-22-000544 (TAX SALE)

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

described as 3.1500 Acres. & Imps. Assmt \$203,167 Map 156 Grid D3 Par 089 Lib 05104 FI 943 and being identified on the Tax Roll as Parcel ID: 11-1142843, and which may be

LEGALS

known as 15509 Brandywine Rd., Brandywine, MD 20613.

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

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

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, the last insertion on or before the 6th day of January, 2023, warning all persons interested in the property to appear in this Court by the 14th day of February, 2023, and redeem their property and/or answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of re-demption in and as to the property, and vesting in the plaintiff a title free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk

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

Serving **Prince** George's **County Since** 1932

LEGALS

LM File No.: 1627-00001-Huaringa Hilario

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

AMENDED ORDER OF PUBLICATION

Any M. Huaringa Hilario, Plaintiff,

Tiffany A. Johnson, Personal Representative of the Estate of Charles P. Jones; The testate and intestate successors of Charles P. Jones, deceased, and all persons claiming by, through, or under the decedent; Yvette A. Butler, Trustee; Kevin A. Butler; Christopher M. Butler; Tiffany A. Butler; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as 1.0000 Acres. Assmt \$18,700 Map 045 Grid B3 Par 116 Lib 02448 Fl 234 and being identified on the Tax Roll as Parcel ID: 14-1632868, and which may be known as 10805 Electric Ave., Glenn Dale, MD 20769, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, described 1.0000 Acres. Assmt \$18,700 Map 045 Grid B3 Par 116 Lib 02448 Fl 234 and being identified on the Tax Roll as Parcel ID: 14-1632868, and which may be known as 10805 Electric Ave., Glenn Dale, MD 20769, Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-22-000231 (TAX SALE)

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

described as 1.0000 Acres. Assmt \$18,700 Map 045 Grid B3 Par 116 Lib 02448 Fl 234 and being identified on the Tax Roll as Parcel ID: 14-1632868, and which may be known as 10805 Electric Ave., Glenn Dale,

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

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

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, the last insertion on or before the 6th day of January, 2023, warning all persons interested in the property to appear in this Court by the 14th day of February, 2023, and redeem their property and/or answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to the property, and vesting in the plaintiff a title free and clear of all encumbrances.

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

True Copy—Test: Mahasin Él Amin, Clerk

(12-22,12-29,1-5) 143457

LM File No.: 1403-00002-Blue Mountain Group, LLC

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

ORDER OF PUBLICATION

Blue Mountain Group, LLC,

Jerome R. Goldring; Evelyn A. Goldring; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as 9,602.0000 Sq.Ft. Franklin Square Lot 61 Blk A Assmt \$25,100 Lib 04824 Fl 934 and being identified on the Tax Roll as Parcel ID: 05-0326678, and which may be known as Vacant lot on Warburton Oaks Dr., Fort Washington, MD 20744, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, described as 9,602.0000 Sq.Ft. Franklin Square Lot 61 Blk A Assmt \$25,100 Lib 04824 Fl 934 and being identified on the Tax Roll as Parcel ID: 05-0326678, and which may be known as Vacant lot on Warburton Oaks Dr., Fort Washington, MD 20744,

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-22-000650 (TAX SALE)

Defendants

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

described as 9,602.0000 Sq.Ft. Franklin Square Lot 61 Blk A Assmt \$25,100 Lib 04824 Fl 934 and being identified on the Tax Roll as Parcel ID: 05-0326678, and which may be known as Vacant lot on Warburton Oaks Dr., Fort Washington, MD

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

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

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, the last insertion on or before the 6th day of January, 2023, warning all persons interested in the property to appear in this Court by the 14th day of February, 2023, and redeem their property and/or answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to the property, and 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

143458 (12-22,12-29,1-5)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF

BARBARA N BORCHARDT Notice is given that Mark J Borchardt, whose address is 4701 Connecticut Avenue, NW Apt #506, Washington, DC 20008, was on October 5, 2022 appointed Personal Representative of the estate of Barbara N Borchardt who died on April

bara N Borchardt who died on April 24, 2022 with a will. Further information can be obtained by reviewing the estate file in

the office of the Register of Wills or by contacting the personal representative or the attorney. All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of

Wills on or before the 5th day of April, 2023. Any person having a claim against the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

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

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

MARK J BORCHARDT Personal Representative

CERETA A. LEE

143479

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

> Estate No. 125487 (12-22,12-29,1-5)

LEGALS

LM File No.: 1403-00001-Blue Mountain Group, LLC

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

ORDER OF PUBLICATION

Blue Mountain Group, LLC,

Clinton Acres, LLC; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as (set Up New D1 in Err At Time Of plt 2001) .5200 Acres Assmt \$34,833 Map 134 Grid F2 Par 085 Lib 13588 Fl 341 and being identified on the Tax Roll as Parcel ID: 11-3382280, and which may be known as Vacant lot on Crestwood Dr., Brandywine, MD 20613, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the

property and premises situate in

Prince George's County, Maryland,

described as (set Up New D1 in Err

At Time Of plt 2001) .5200 Acres Assmt \$34,833 Map 134 Grid F2 Par 085 Lib 13588 Fl 341 and being iden-

tified on the Tax Roll as Parcel ID:

11-3382280, and which may be

known as Vacant lot on Crestwood Dr., Brandywine, MD 20613, Defendants

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-22-000648 (TAX SALE)

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

described as (set Up New D1 in Err At Time Of plt 2001) .5200 Acres Assmt \$34,833 Map 134 Grid F2 Par 085 Lib 13588 Fl 341 and being identified on the Tax Roll as Parcel ID: 11-3382280, and which may be known as Vacant lot on Crestwood Dr., Brandywine, MD 20613.

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

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

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, the last insertion on or before the 6th day of January, 2023, warning all persons interested in the property to appear in this Court by the 14th day of February, 2023 and redeem their property and/or answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to the property, and 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

<u>14345</u>9 (12-22,12-29,1-5)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF IRENE ESTHER OGBEBOR

Notice is given that Theo Ogbebor, whose address is 911 O St NW, Washington, DC 20001, was on November 23, 2022 appointed Personal Representative of the estate of Irene Esther Ogbebor who died on September 17, 2022 with a will.

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

tative or the attorney. All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 23rd day of May, 2023.

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

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

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

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

THEO OGBEBOR Personal Representative

CERETA A. LEE

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

Estate No. 126907 143480 (12-22,12-29,1-5) LM File No.: 1403-00003-Blue Mountain Group, LLC

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

ORDER OF PUBLICATION

Blue Mountain Group, LLC,

The Fuller Center for Housing of Prince George's County, Inc., successor by merger to Habitat for Humanity of Prince George's County, Inc.; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Mary-land, described as Lots 57.58 4,000.0000 Sq.Ft. Spaulding Heights Blk 1 and being identified on the Tax Roll as Parcel ID: 06-0423210, and which may be known as 1525 Pacific Ave., Capitol Heights, MD 20743, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, described as Lots 57.58 4,000.0000 Sq.Ft. Spaulding Heights Blk 1 and being identified on the Tax Roll as

Capitol Heights, MD 20743, Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-22-000672 (TAX SALE)

Parcel ID: 06-0423210, and which

may be known as 1525 Pacific Ave.,

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

described as Lots 57.58 4,000.0000 Sq.Ft. Spaulding Heights Blk 1 and being identified on the Tax Roll as Parcel ID: 06-0423210, and which may be known as 1525 Pacific Ave., Capitol Heights, MD 20743.

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

It is thereupon this 12th day of December, 2022, by the Circuit Court for Prince George's County, Mary-ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having

general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, the last insertion on or before the 6th day of January, 2023, warning all persons interested in the property to appear in this Court by the 14th day of February, 2023, and redeem their property and/or answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to the property, and vesting in the plaintiff a title free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk

(12-22,12-29,1-5)143460

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF KATHERINE FRANCES BRENNAN

Notice is given that Gavin T Brennan, whose address is 1906 N Van Buren Street, Arlington, VA 22205, was on October 18, 2022 appointed Personal Representative of the estate of Katherine Frances Brennan who died on July 16, 2022 with a will.

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

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 April, 2023.

All persons having any objection

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

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

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

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

GAVIN T BRENNAN Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729

Upper Marlboro, MD 20773-1729 Estate No. 126568

143481 (12-22,12-29,1-5)

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

9033 48TH PL. COLLEGE PARK, MD 20740

Under a power of sale contained in a certain Deed of Trust dated July 11, 2002, recorded in Liber 16336, Folio 363 among the Land Records of Prince George's County, MD, with an original principal balance of \$117,892.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 4, 2023 AT 11:22 AM

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

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

Terms of Sale: A deposit of \$18,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from ceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 352366.2) No. 353266-2)

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

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



908 York Road • Towson, MD 21204 • 410.828.4838

www.alexcooper.com

(12-15,12-22,12-29) 143415

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

3323 HUNTLEY SQUARE DR., UNIT # A1 **TEMPLE HILLS, MD 20748**

Under a power of sale contained in a certain Deed of Trust dated April 17, 2006, recorded in Liber 25021, Folio 20 among the Land Records of Prince George's County, MD, with an original principal balance of \$133,535.26, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 4, 2023 AT 11:24 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and described as Unit 3323-A-1 Huntley Square Condominium and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$10,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts. 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 sub-ject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity is return of the denosit without interest. BIDDERS ARE or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 352382-1)

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

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



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(12-15,12-22,12-29) 143416

LEGALS

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

Further information can be ob-

tained by reviewing the estate file in

the office of the Register of Wills or

by contacting the personal representative or the attorney.

All persons having any objection

to the appointment (or to the probate of the decedent's will) shall file

their objections with the Register of

Wills on or before the 30th day of May, 2023.

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

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

(1) Six months from the date of the

(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

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.

other delivery of the notice.

BARBARA R DENMAN

Personal Representative

REGISTER OF WILLS FOR

following dates:

decedent's death; or

with a will.

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

5500 KAREN ELAINE DR., UNIT #905 HYATTSVILLE A/R/T/A NEW CARROLLTON, MD 20784

Under a power of sale contained in a certain Deed of Trust dated March 7, 2006, recorded in Liber 24980, Folio 240 among the Land Records of Prince George's County, MD, with an original principal balance of \$172,500.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 4, 2023 AT 11:26 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and described as Unit Number 905 in Frenchmans Creek Condominium and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$16,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes ture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy at law the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 337611-1)

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

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



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LEGALS

(12-15,12-22,12-29) 143417

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **RUTA ALEXIS DOSTER WALKER**

Notice is given that Stefanie B. Lomax, whose address is 10904 Kencrest Drive, Bowie, MD 20721, was on September 28, 2022 appointed Personal Representative of the estate of Ruta Alexis Doster Walker who died on March 23, 2021 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 28th day of March, 2023.

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

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

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

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

STEFANIE B. LOMAX Personal Representative

CERETA A. LEE

143407

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 Upper Marlboro, MD 20773-1729 Estate No. 126608

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

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

NOTICE OF APPOINTMENT

REGINALD ALAN GORDON

Notice is given that Kelli A Gordon, whose address is 7210 Mount Forest Terrace, Forestville, MD 20747, was on December 1, 2022 appointed Personal Representative of the estate of Reginald Alan Gordon who died on September 8, 2022 with

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 1st day of June, 2023.

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; or

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

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

KELLI A GORDON Personal Representative

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

Estate No. 127210

143408 (12-15,12-22,12-29)

PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

CERETA A. LEE

Estate No. 125030 143409 (12-15,12-22,12-29)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED TO ALL PERSONS INTERESTED IN THE ESTATE OF IN THE ESTATE OF **CLARENCE PRESTON BENNETT** JOHN JASPER NICHOLAS IR

Notice is given that Damon A Nicholas, whose address is 3336 Huntley Square Drive A1, Temple Hills, MD 20748, was on November 23, 2022 appointed Personal Representative of the estate of John Jasper Nicholas I who died on October 20 Notice is given that Barbara R Denman, whose address is 4318 Tuckerman Street, University Park, MD 20782, was on November 30, 2022 appointed Personal Representative of the estate of Clarence Preston Bennett who died on January 8, 2021 Nicholas Jr who died on October 29, 2022 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 23rd day of May, 2023.

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

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

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

DAMON A NICHOLAS Personal Representative

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

Estate No. 126848 143410 (12-15,12-22,12-29) NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MADELINE F MATZ

Notice is given that Richard W. Franklin, whose address is 8639 Trumps Hills Road, Upper Marlboro, MD 20772, was on December 5, 2022 appointed Personal Representative of the estate of Madeline F. Metz who died on Lyng 24, 2021 with Matz who died on June 24, 2021 with

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

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

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

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

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

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

RICHARD W. FRANKLIN Personal Representative

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

Estate No. 122053 143411 (12-15,12-22,12-29)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF NORMA DELPIRE

Notice is given that Lynn A Delpire, whose address is 7276 Highland Estates Place, Falls Church, VA 22043, was on November 16, 2022 appointed Personal Representative of the estate of Norma Delpire who died on September 17, 2022 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 16th day of May, 2023.

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

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

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

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

LYNN A DELPIRE Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR

143412

PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

Estate No. 126987 (12-15,12-22,12-29)

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

9910 HILLANDALE WAY **BOWIE A/R/T/A MITCHELLVILLE, MD 20721**

Under a power of sale contained in a certain Deed of Trust dated September 7, 2007, recorded in Liber 28759, Folio 372 among the Land Records of Prince George's County, MD, with an original principal balance of \$326,400.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 4, 2023 AT 11:28 AM

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

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

Terms of Sale: A deposit of \$27,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the purchaser of the ground rent exercise if required. Condeniation the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from ceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 353223-1)

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

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



auctioneers

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(12-15,12-22,12-29) 143418

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY

12404 MELODY TURN **BOWIE, MD 20715**

AND ANY IMPROVEMENTS THEREON

Under a power of sale contained in a certain Deed of Trust dated June 15, 2005, recorded in Liber 22782, Folio 542 among the Land Records of Prince George's County, MD, with an original principal balance of \$288,720.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 4, 2023 AT 11:30 AM

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

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

Terms of Sale: A deposit of \$20,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 355477-1)

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

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



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143419 (12-15,12-22,12-29)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **DORIS TYSON**

Notice is given that Charles Q. Tyson, whose address is 4025 Baron Street, White Plains, MD 20695, was on November 30, 2022 appointed Personal Representative of the estate of Doris Tyson who died on November 12, 2022 with a will.

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

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

Any person having a claim against the decedent must present the claim to the undersigned personal 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; 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. Ćlaim forms may be obtained from the Register of Wills.

CHARLES Q. TYSON Personal Representative

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

Estate No. 127350 143482 (12-22,12-29,1-5)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF KENNETH BROWN AKA: KENNETH DONEL BROWN

Notice is given that Quinette Mayhan, whose address is 3314 Huntley Square A1, Temple Hills, MD 20748, was on October 28, 2022 appointed Personal Representative of the estate of Kenneth Brown AKA: Kenneth Donel Brown who died on October 16, 2022 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 28th day of April, 2023.

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

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

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

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

QUINETTE MAYHAN Personal Representative

143483

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

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

Estate No. 127052

SMALL ESTATE NOTICE OF APPOINTMENT NOTICE TO CREDITORS

TO ALL PERSONS INTERESTED IN THE ESTATE OF GERALDINE HAMILTON ALLEN

NOTICE TO UNKNOWN HEIRS

Jacob Deaven, Esquire

Parker, Simon & Kokolis, LLC

110 N. Washington Street, Suite 500

Rockville, MD 20850

(301) 656-5775

Notice is given that Thomas J. Kokolis, Esquire, whose address is 110 N. Washington Street, #500, Rockville, Maryland 20850, was on September 29, 2022 appointed personal representative of the small estate of Geraldine Hamilton Allen, who died on December 14, 2021 without a will.

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

All persons having 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: of the following dates:

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

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

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

> THOMAS J. KOKOLIS, **ESQUIRE**

Personal Representative CERETA A. LEE REGISTER OF WILLS FOR

143508

Prince George's County P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 123882

(12-22)

Linda Mericle, Esq./ Cameron Mericle, P.A. 7875 Belle Point Drive Greenbelt, Md. 20770

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF FRANCES MAXINE GASKINS

Notice is given that Linda Mericle, Esq., whose address is 7875 Belle Point Drive, Greenbelt, Md. 20770, was on September 28, 2022 appointed Personal Representative of the estate of Frances Maxine Gaskins who died on April 25, 2022 with a

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 28th day of March, 2023.

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

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

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

CERETA A. LEE

P.O. Box 1729

143406

REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY

UPPER MARLBORO, MD 20773-1729

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.

Estate No. 126321

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

TINA ROLAND LINDA S. MERICLE, ESQ. Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729

Estate No. 127138

143402 (12-15,12-22,12-29)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

5502 62ND AVE. **RIVERDALE, MD 20737**

Under a power of sale contained in a certain Deed of Trust dated August 10, 2005, recorded in Liber 23166, Folio 99 among the Land Records of Prince George's County, MD, with an original principal balance of \$194,750.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 4, 2023 AT 11:32 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$5,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other or if ratification of the sale is depied by not deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 2014/10.2) No. 204840-3)

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES

> Howard N. Bierman, Carrie M. Ward, et al., Substitute Trustees



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(12-15,12-22,12-29) 143420

LEGALS

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF PAULA ANN BUCKNER

Notice is given that Kemba

Matiryo Jones, whose address is 4300 MLK Jr Ave SW, Washington, DC 20032, was on November 15,

2022 appointed Personal Represen-

tative of the estate of Paula Ann Buckner, who died on April 18, 2022

Further information can be ob-

tained by reviewing the estate file in the office of the Register of Wills or

by contacting the personal representative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 15th day of

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 undersigned, on or before the earlier of

(1) Six months from the date of the

(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

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.

KEMBA MATIRYO JONES Personal Representative

other delivery of the notice.

without a will.

May, 2023.

the following dates:

decedent's death; or

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARCIA ANN GROSS

Notice is given that Tina Roland, whose address is 7809 Paddock Way, Windsor Mill, MD 21244, was on November 17, 2022 appointed Personal Representative of the estate of Marcia Ann Gross, who died on October 23, 2022 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 17th day of May, 2023.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following dates:

(1) Six months from the date of the decedent's death; or

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

Personal Representative

UPPER MARLBORO, MD 20773-1729

143403

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 Upper Marlboro, MD 20773-1729

> Estate No. 124942 (12-15.12-22.12-29)

Matthew J. Dyer, Esquire P.O. Box 358 Upper Marlboro, MD 20773 301-627-5772

SMALL ESTATE NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF BEVERLY ANNE KEYES

Notice is given that Robert R. Keyes, whose address is 91-1007 Kaihanupa Street, Ewa Beach, HI 96706, was on June 5, 2017 ap-pointed personal representative of the small estate of Beverly Anne Keyes, who died on October 5, 2005 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

All persons having claims against the decedent must serve their claims on the undersigned personal representative or file them with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of decedent's death; or

(2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written no-tice, notifying the creditor that the claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice.

Any claim not served or filed within that time, or any extension provided by law, is unenforceable

ROBERT R. KEYES Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

UPPER MARLBORO, MD 20773-1729 Estate No. 109143 143435 (12-22)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LORENZO MALCOM WOOTEN SR

Notice is given that Lorenzo Wooten Jr, whose address is 304 Jo Drive, Upper Marlboro, MD 20774, was on October 26, 2022 appointed Personal Representative of the estate of Lorenzo Malcom Wooten Sr who died on September 27, 2022 with a

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 (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 26th day of April, 2023.

Any person having a claim against the decedent must present the claim to the undersigned personal 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; or

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

LORENZO WOOTEN JR Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY UPPER MARLBORO, MD 20773-1729

143484

Estate No. 126947 (12-22,12-29,1-5)

Michelle D. Lee The Law Office of Brian Gormley, LLC 10605 Concord Street, Suite 420 Kensington, Maryland 20895 240-530-8018

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARVIN COLEY AKA MARVIN EUGENE COLEY

Notice is given that Dr. Brooke Coley, whose address is 10237 E. Sable Avenue, Mesa, Arizona 85212, was on November 22, 2022 appointed Personal Representative of the estate of Marvin Coley AKA Marvin Eugene Coley, who died on April 21, 2022 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 22nd day of May, 2023.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following dates:

(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Ćlaim forms may be obtained from the Register of Wills.

> DR. BROOKE COLEY Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY UPPER MARLBORO, MD 20773-1729

Estate No. 127348

(12-22,12-29,1-5) 143489

Barry R. Fierst, Esq. 200-A Monroe Street, Suite 200

Rockville, MD 20850

301-762-8872

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF

Notice is given that Matthew B. Eason, whose address is 5837 Wyndham Cir Apt 301, Columbia, MD 21044, was on December 2, 2022 appointed Personal Representative of the estate of Cheryl Robinson Eason who died on October 28, 2022 with a

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 2nd day of June, 2023.

Any person having a claim against the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

(1) Six months from the date of the decedent's death; or

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

MATTHEW B. EASON Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County Upper Marlboro, MD 20773-1729

Estate No. 127279 <u>143476</u>

(12-22,12-29,1-5)

LEGALS

Michelle D. Lee Law Office of Brian Gormley, LLC 10605 Concord Street, Suite 420 Kensington, Maryland 20895 240-530-8018

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF IRENE ELIZABETH PERRONE

Notice is given that Brian Gormley, whose address is 10605 Concord Street, Suite 420, Kensington, Maryland 20895, was on October 5, 2022 appointed Personal Representative of the estate of Irene Elizabeth Perrone, who died on February 28, 2018 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal represen-tative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 5th day of April, 2023.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following dates:

(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

BRIAN GORMLEY Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

Estate No. 126790

143490 (12-22,12-29,1-5)

Joseph A. Lynott, III Lynott, Lynott & Parsons, P.A. 11 N. Washington Street, Suite 220 Rockville, Maryland 20850 301-424-5100

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JOHN MICHAEL SHAUGHNESSY

Notice is given that Margaret C. Shaughnessy, whose address is 3146 Gracefield Road, Apt 206, Silver Spring, Maryland 20904, was on November 23, 2022 appointed Personal Representative of the estate of John Michael Shaughnessy who died on September 5, 2022 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 23rd day of May, 2023.

Any person having a claim against the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

(1) Six months from the date of the decedent's death; or

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

MARGARET C. SHAUGHNESSY Personal Representative

Cereta A. Lee REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 Upper Marlboro, MD 20773-1729

<u>143478</u> (12-22,12-29,1-5)

Estate No. 127252

SMALL ESTATE

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF TERRENCE PALMER AKA: TERRENCE ANTONI PALMER

Notice is given that Oluwatoyin A Adeleke-Palmer, whose address is 2712 Bellbrook Street, Temple Hills, MD 20748, was on December 2, 2022 appointed personal representative of the small estate of Terrence Palmer AKA: Terrence Antoni Palmer, who died on September 4, 2021 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

All persons having claims against the decedent must serve their claims on the undersigned personal representative or file them with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

(1) Six months from the date of the decedent's death; or

(2) Thirty days after the personal representative mails or otherwise de-livers 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 creditor presents the claim within thirty days from the mailing or other delivery of the notice.

Any claim not served or filed within that time, or any extension provided by law, is unenforceable thereafter.

OLUWATOYIN A ADELEKE-PALMER Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

Estate No. 127398

143505 (12-22)

Lesley A. Moss, Esq. Oram & Moss, Chartered 1101 Wootton Parkway, Suite 500 Rockville, Maryland 20852 301-652-8600

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF

Notice is given that Elliot Roseman, whose address is 11306 Hollowstone Drive, Rockville, Maryland 20852, was on December 7, 2022 appointed Personal Representative of the estate of Norma G. Roseman who died on September 21, 2022 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 7th day of June, 2023.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

ELLIOT J. ROSEMAN Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY UPPER MARLBORO, MD 20773-1729

Estate No. 127352

(12-22,12-29,1-5) <u>143477</u>

LEGALS

Giannina Lynn, Attorney-at-Law 1008 Pennsylvania Avenue SE Washington, DC 20003 202-544-2200

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF BERTRAND TREADWELL

Notice is given that Thomas Treadwell, whose address is 20315 Bay Point Place, Montgomery Village, MD 20886, was on December 7, 2022 appointed Personal Repre-sentative of the estate of Bertrand Treadwell, who died on October 27, 2022 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney. All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of

Wills on or before the 7th day of June, 2023. Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of

the following dates: (1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be ob-tained from the Register of Wills.

THOMAS TREADWELL Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 Upper Marlboro, MD 20773-1729

143491

Estate No. 127435 (12-22,12-29,1-5)

James J. Debelius, Esq. 316 East Diamond Avenue

301-840-2232 NOTICE OF APPOINTMENT NOTICE TO CREDITORS

Gaithersburg, MD 20877

TO ALL PERSONS INTERESTED IN THE ESTATE OF ANN LANGLEY FAUCONNET

NOTICE TO UNKNOWN HEIRS

Notice is given that Elizabeth Harvey, whose address is 26801 Haines Road, Clarksburg, Maryland 20871, was on September 23, 2022 appointed Personal Representative of the estate of Ann Langley Fauconnet who died on August 2, 2022 with a

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 23rd day of March, 2023.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates: following dates:

(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

ELIZABETH HARVEY Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729

Upper Marlboro, MD 20773-1729 Estate No. 126304

(12-15,12-22,12-29)

Proudly Serving **Prince George's County**

Since 1932

143405

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ELIZABETH ARLENE ELLIS

Notice is given that Paul Ellis, Jr., whose address is 8522 Biscayne Court, Upper Marlboro, MD 20772, was on December 2, 2022 appointed Personal Representative of the estate of Elizabeth Arlene Ellis who died on September 8, 2022 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney. All persons having any objection to the appointment (or to the probate of the decedent's will) shall file

their objections with the Register of Wills on or before the 2nd day of June, 2023. Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the

following dates: (1) Six months from the date of the decedent's death; or

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

PAUL ELLIS, JR. Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

Estate No. 126630 (12-22,12-29,1-5)143485

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JOSEPHINE C BAGLEY

Notice is given that Brian C Bagley, whose address is 358 Loma Alta Drive, Flower Mound, Texas 75022, was on October 17, 2022 appointed Personal Representative of the estate of Josephine C Bagley who died on June 7, 2022 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney. All persons having any objection to the appointment (or to the probate of the decedent's will) shall file

their objections with the Register of Wills on or before the 17th day of April, 2023. Any person having a claim against the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register

following dates: (1) Six months from the date of the decedent's death; or

of Wills with a copy to the undersigned on or before the earlier of the

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

BRIAN C BAGLEY Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

Estate No. 125735 (12-22,12-29,1-5) 143486

WANTED: Your Ad Here! Advertise in The Prince George's Post! Call 301-627-0900 Today!

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff.

DAVID W FLEMISTER Arbory Condominium Assoc. Inc. Prince George's County, Maryland Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 15407 ARBORY WAY, CONDO UNIT: 192, LAUREL, MD 20707, Parcel No. 10-1079847

ANY UNKNOWN OWNER OF THE PROPERTY 15407 ARBORY WAY, CONDO UNIT: 192, LAU-REL, MD 20707 Parcel No. 10-1079847, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest Defendants.

In the Circuit Court for **Prince George's County** Case No.: C-16-CV-22-000374

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 10-1079847 in Prince George's in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

2,494.0000 Sq.Ft. & Imps. Arbory Condo Phase

The complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 28th day of November, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 31st day of January, 2023, and redeem the property with Parcel Identification Number 10-1079847 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

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Mahasin El Amin, Clerk (12-8,12-15,12-22) 143320

ORDER OF PUBLICATION THORNTON MELLON LLC

Plaintiff.

JOSE SANTOS TRINIDAD AL-BERTO GOMEZ JOSE SANTOS TRINIDAD AL-

BERTO GOMEZ Huntley Square Condominium Huntley Square Condominium Huntley Square Condominium Prince George's County, Maryland

Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 3346 HUNTLEY SQUARE DR, CONDO UNIT: 3346 T-1, TEMPLE HILLS, MD 20748, Parcel No. 12-

ANY UNKNOWN OWNER OF THE PROPERTY 3346 HUNTLEY SQUARE DR, CONDO UNIT: 3346 T-1, TEMPLE HILLS, MD 20748 Parcel No. 12-1274117, 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

Defendants.

In the Circuit Court for **Prince George's County** Case No.: C-16-CV-22-000391

and interest

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1274117 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Unit 3346-t-1 2,023.0000 Sq.Ft. & Imps. Huntley Square Con

The complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 28th day of November, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks. warning all persons interested in the property to appear in this Court by the 31st day of January, 2023, and redeem the property with Parcel Identification Number 12-1274117 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

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Mahasin El Amin, Clerk 143331 (12-8,12-15,12-22)

ORDER OF PUBLICATION

Plaintiff.

THORNTON MELLON LLC

GEORGE H & MARY E DAUGHERTY GEORGE H & MARY E DAUGHERTY Prince George's County, Maryland Occupant

Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 4207 21ST PL, TEMPLE HILLS, MD 20748, Parcel No. 12-1223916

ANY UNKNOWN OWNER OF THE PROPERTY 4207 21ST PL, TEMPLE HILLS, MD 20748 Parcel No. 12-1223916, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County Case No.: C-16-CV-22-000380

The object of this proceeding is to secure the foreclosure of all rights of secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 12-1223916 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

8,950.0000 Sq.Ft. & Imps. Hillcrest Heights Lot 7 Blk 7

The complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 28th day of November, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 31st day of January, 2023, and re-deem the property with Parcel Identification Number 12-1223916 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 143323 (12-8,12-15,12-22)

ORDER OF PUBLICATION

KETTERING TOWNHOUSE CON-

Prince George's County, Maryland

ALL OTHER PERSONS THAT

HAVE OR CLAIM TO HAVE ANY

INTEREST IN THE PROPERTY 17

WATKINS PARK DR, CONDO UNIT: 9, UPPER MARLBORO, MD

ANY UNKNOWN OWNER OF THE PROPERTY 17 WATKINS

PARK DR, CONDO UNIT: 9,

UPPER MARLBORO, MD 20774

Parcel No. 07-0728956, the unknown

owner's heirs, devisees, and per-

sonal representatives and their or

any of their heirs, devisees, execu-

tors, administrators, grantees, as-

signs, or successors in right, title

In the Circuit Court for

Prince George's County

Case No.: C-16-CV-22-000369

The object of this proceeding is to secure the foreclosure of all rights of

redemption in the following prop-

erty Parcel Identification Number 07-0728956 in Prince George's County, sold by the Collector of

Taxes for the Prince George's County and the State of Maryland

to the plaintiff in this proceeding:

Condominium 5,108.0000 Sq.Ft.

The complaint states, among other

things, that the amounts necessary for redemption have not been paid.

It is thereupon this 28th day of November, 2022, by the Circuit

Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some

newspaper having a general circulation in Prince George's County once a week for 3 successive weeks,

warning all persons interested in the

property to appear in this Court by the 31st day of January, 2023, and re-

deem the property with Parcel Identification Number <u>07-0728956</u> 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

MAHASIN EL AMIN

Clerk of the Circuit Court for

Prince George's County, Maryland

(12-8,12-15,12-22)

True Copy—Test: Mahasin El Amin, Clerk

encumbrances.

143317

& Imps. Kettering Blk 23

Defendants.

20774, Parcel No. 07-0728956

Plaintiff,

THORNTON MELLON LLC

KEITH MCWILLIAMS

KEITH MCWILLIAMS

DOMINIUM

Unknown Owners

Occupant

and interest

LEGALS

THORNTON MELLON LLC

Plaintiff.

ORDER OF PUBLICATION

US BANK TRUST NATIONAL AS-SOCIATION US BANK TRUST NATIONAL AS-

SOCIATION US BANK TRUST NATIONAL AS-**SOCIATION** Prince George's County, Maryland Occupant

Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 5314 DEAL DR, OXON HILL, MD

20745, Parcel No. 12-1231075

ANY UNKNOWN OWNER OF THE PROPERTY 5314 DEAL DR, OXON HILL, MD 20745 Parcel No. 12-1231075, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County Case No.: C-16-CV-22-000382

Defendants.

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1231075 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Lot 5 & Outlot e 3,693.0000 Sq.Ft. & Imps. Glassmanor Blk OUE

The complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 28th day of November, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 31st day of January, 2023, and re-deem the property with Parcel Identification Number 12-1231075 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 (12-8,12-15,12-22) 143324

LEGALS

ORDER OF PUBLICATION

THE COUO OF BRIDGEPORT

THE COUO OF BRIDGEPORT

Prince George's County, Maryland

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY

INTEREST IN THE PROPERTY

7080 SPINNAKER RD, CONDO

UNIT: 514, LAUREL, MD 20707,

ANY UNKNOWN OWNER OF

THE PROPERTY 7080 SPINNAKER

RD, CONDO UNIT: 514, LAUREL,

MD 20707 Parcel No. 10-1046721,

the unknown owner's heirs, de-

visees, and personal representatives

and their or any of their heirs, de-

visees, executors, administrators,

grantees, assigns, or successors in

In the Circuit Court for

Prince George's County

Case No.: C-16-CV-22-000373

The object of this proceeding is to secure the foreclosure of all rights of

redemption in the following property Parcel Identification Number

10-1046721 in Prince George's

County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland

to the plaintiff in this proceeding:

The complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 28th day of November, 2022, by the Circuit Court for Prince Georges County,

That notice be given by the insertion of a copy of this order in some

newspaper having a general circulation in Prince George's County once a week for 3 successive weeks,

warning all persons interested in the

property to appear in this Court by the 31st day of January, 2023, and re-

deem the property with Parcel Identification Number 10-1046721 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

MAHASIN EL AMIN

Clerk of the Circuit Court for

Prince George's County, Maryland

encumbrances.

True Copy—Test: Mahasin El Amin, Clerk

143319

1,743.0000 Sq.Ft. & Imps.

Defendants.

Plaintiff,

LLC

LLC

0987420

Occupant Unknown Owners

THORNTON MELLON LLC

THOMAS C ARIEMMA

CONDO, INC.

CONDO, INC.

Unknown Owners

Parcel No. 10-1046721

right, title and interest

Occupant

ORDER OF PUBLICATION

Plaintiff.

THORNTON MELLON LLC

SHALVIN & BHAVIA BANKER

Largo Town Center Condo. Inc. Prince George's County, Maryland Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 8951 TOWN CENTER CIR, CONDO UNIT: 3-207, UPPER MARLBORO, MD 20774, Parcel No. 13-3000221

ANY UNKNOWN OWNER OF THE PROPERTY 8951 TOWN CEN-TER CIR, CONDO UNIT: 3-207, UPPER MARLBORO, MD 20774 Parcel No. 13-3000221, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County

Defendants.

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 13-3000221 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Case No.: C-16-CV-22-000403

Phase 3- Bldg 3 2,400.0000 Sq.Ft. & Imps. Largo Town Center

The complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 28th day of November, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks warning all persons interested in the property to appear in this Court by the 31st day of January, 2023, and redeem the property with Parcel Identification Number 13-3000221 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

ORDER OF PUBLICATION

TC CONCEPTS INTERNATIONAL

TC CONCEPTS INTERNATIONAL

Prince George's County, Maryland

ALL OTHER PERSONS THAT

HAVE OR CLAIM TO HAVE ANY

INTEREST IN THE PROPERTY 7608

LANHAM LN, FORT WASHING-

TON, MD 20744-0000, Parcel No. 09-

ANY UNKNOWN OWNER OF

THE PROPERTY 7608 LANHAM

LN, FORT WASHINGTON, MD

20744-0000 Parcel No. 09-0987420,

the unknown owner's heirs, de-

visees, and personal representatives

and their or any of their heirs, de-

visees, executors, administrators,

grantees, assigns, or successors in

THORNTON MELLON LLC

True Copy—Test: Mahasin El Amin, Clerk 143325 (12-8,12-15,12-22)

LEGALS

ORDER OF PUBLICATION THORNTON MELLON LLC

Plaintiff.

WANDA SYKES Huntley Square Condominium Huntley Square Condominium Huntley Square Condominium Prince George's County, Maryland Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 3304 HUNTLEY SQUARE DR, CONDO UNIT: 3304 B-2, TEMPLE HILLS, MD 20748, Parcel No. 12-

ANY UNKNOWN OWNER OF THE PROPERTY 3304 HUNTLEY SQUARE DR, CONDO UNIT: 3304 B-2, TEMPLE HILLS, MD 20748 Parcel No. 12-1271378, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County Case No.: C-16-CV-22-000390

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1271378 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Unit 3304-b-2 2,023.0000 Sq.Ft. & Imps. Huntley Square Con

The complaint states, among other things, that the amounts necessary for redemption have not been paid

It is thereupon this 28th day of November, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circu-lation in Prince George's County once a week for 3 successive weeks warning all persons interested in the property to appear in this Court by the 31st day of January, 2023, and redeem the property with Parcel Identification Number 12-1271378 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 143332 (12-8,12-15,12-22)

ORDER OF PUBLICATION

THORNTON MELLON LLC Plaintiff,

JUANITA & MICHAEL JACKSON HILLCREST TOWNE HOME-OWNERS ASSOC., INC ESTATE OF JUANITA JACKSON ESTATE OF MICHAEL IACKSON ESTATE OF MICHAEL JACKSON Prince George's County, Maryland

Unknown Owners

Occupant

and interest

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 2246 ANVIL LN, TEMPLE HILLS, MD 20748, Parcel No. 12-1264514

ANY UNKNOWN OWNER OF THE PROPERTY 2246 ANVIL LN, TEMPLE HILLS, MD 20748 Parcel No. 12-1264514, 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

Defendants.

Prince George's County Case No.: C-16-CV-22-000386

redemption in the following property Parcel Identification Number 12-1264514 in Prince George's Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

1,520.0000 Sq.Ft. & Imps. Hill-crest Towne Lot 91 Blk A

It is thereupon this 28th day of November, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 31st day of January, 2023, and redeem the property with Parcel Identification Number 12-1264514 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.

Clerk of the Circuit Court for Prince George's County, Maryland

(12-8,12-15,12-22)

ORDER OF PUBLICATION THORNTON MELLON LLC

Plaintiff.

ETSEGENET A TEBEJE ETSEGENET A TEBEJE BROOKSIDE PARK CONDOMINIUM, INC. BROOKSIDE PARK CONDOMINIUM, INC. Prince George's County, Maryland Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 532 WILSON BRIDGE DR CONDO UNIT: 6733 B-2, OXON HILL, MD 20745-0000, Parcel No. 12-1317973

ANY UNKNOWN OWNER OF THE PROPERTY 532 WILSON BRIDGE DR CONDO UNIT: 6733 B-2, OXON HILL, MD 20745-0000 Parcel No. 12-1317973, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County Case No.: C-16-CV-22-000392

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1317973 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding: to the plaintiff in this proceeding:

Condominium Bl Dg 15 Unit 6733 B- 2 2,001.0000 Sq.Ft. & Imps. Wilson Village

The complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 28th day of November, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circu-lation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 31st day of January, 2023, and redeem the property with Parcel Identification Number 12-1317973 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 143330 (12-8,12-15,12-22)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

LORETTA H ROGERS ESTATE OF LORETTA HELENA ROGERS ESTATE OF LORETTA HELENA ROGERS

Prince George's County, Maryland Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 607 HAMPTON DR, OXON HILL, MD 20745, Parcel No. 12-1243427

ANY UNKNOWN OWNER OF THE PROPERTY 607 HAMPTON DR, OXON HILL, MD 20745 Parcel No. 12-1243427, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County Case No.: C-16-CV-22-000385

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1243427 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

3,122.0000 Sq.Ft. & Imps. Glassmanor Lot 4 Blk J

The complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 28th day of November, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in since powers are baying a concert since. newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 31st day of January, 2023, and redeem the property with Parcel Identification Number 12-1243427 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 143335 (12-8,12-15,12-22)

In the Circuit Court for

The object of this proceeding is to secure the foreclosure of all rights of County, sold by the Collector of

The complaint states, among other things, that the amounts necessary for redemption have not been paid.

MAHASIN EL AMIN

True Copy—Test: Mahasin El Amin, Clerk

right, title and interest Defendants. In the Circuit Court for Prince George's County

Case No.: C-16-CV-22-000371 The object of this proceeding is to secure the foreclosure of all rights of redemption in the following proprety Parcel Identification Number 09-0987420 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the statistic first this present in the statistic first this present in the state of the the plaintiff in this proceeding:

Allentown 37,065.0000 Sq.Ft.

The complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 28th day of November, 2022, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspacopy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 31st day of January, 2023, and redeem the property with Parcel Identification Number <u>09-0987420</u> and answer the complaint or thereafter a final judgment will be entered foreclosing all 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

143318

(12-8,12-15,12-22)

(12-8,12-15,12-22)

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January 5th, 2023 edition:

Deadline is NOON, Thursday, December 29th, 2022

Questions? Call 301-627-0900

or email bboice@pgpost.com