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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

6513 8TH AVENUE **HYATTSVILLE, MD 20783**

Under a power of sale contained in a certain Deed of Trust from Robert M. Fuller, dated September 22, 2004 and recorded in Liber 21503, Folio 705 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$228,000.00, and an original interest rate of 5.750%, 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 24, 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 pur-chase 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 and the base of the status of the statu 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.

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

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

1001 NENE GOOSE CT. UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated June 13, 2006, recorded in Liber 26050, Folio 288 among the Land Records of Prince George's County, MD, with an original principal balance of \$438,080.00, 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 24, 2023 AT 10:46 AM

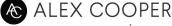
ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.

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 \$47,000 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 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 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. 221842.2) No. 321842-2)

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

206 KING JAMES RD. **UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated October 26, 2006, recorded in Liber 28899, Folio 253 among the Land Records of Prince George's County, MD, with an original principal balance of \$430,000.00, 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 24, 2023 AT 10:48 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 \$35,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and / or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from 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. 346908-1) No. 346908-1)

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

9206 3RD ST. LANHAM, MD 20706

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

JANUARY 18, 2023 AT 11:17 AM

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

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

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

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

NOTICE OF PUBLIC HEARING ON PROPOSED FINANCING OF EQUIPMENT BY:

Boulevard Heights Volunteer Fire & Rescue Department, Inc.

NOTICE IS HEREBY GIVEN that Boulevard Heights Volunteer Fire & Rescue Department, Inc. located in Capitol Heights, MD will meet on January 13, 2023 at 10:00am for the purpose of holding a public hearing pursuant to the requirements of Section 147(f) of the Internal Revenue Code of 1986, as amended, on a proposal that the issuer enter into a Lease-Purchase Agreement in order to finance Pierce Enforcer Engine, to be located at 4101 Alton Street.

To finance the costs of such equipment and to pay costs and expenses incidental to the financing, the Issuer proposes to enter into a loan agreement in the maximum aggregate principal amount not to exceed \$800,000. The rental payments due pursuant to the loan agreement will be secured by a security interest in the equipment.

The meeting will be held at: Boulevard Heights Volunteer Fire & Rescue Department, Inc. 4101 Alton Street Capitol Heights, MD 20742

All interested may appear and be heard at said time and place or may file written comments with the issuer prior to the date of the hearing set forth hereinabove.

BY ORDER OF

Boulevard Heights Volunteer Fire & Rescue Department, Inc.

City of New Carrollton Notice of Public Hearing City Council Seeking Public Input for the Process of the City's May 1, 2023 General Election.

Public Hearing – Wednesday, January 18, 2023.

The City of New Carrollton, Maryland, will hold a public hearing to seek input in the City's 2023 General Election Process to be a Vote-by-Mail or Vote in Person process:

Should the City Council approve the City's General Election of Monday, May 1, 2023 to be held via Vote-by-Mail Election.

Should the City Council approve the City's General Election of Monday, May 1, 2023 to be held via in Person.

PLACE OF MEETING: VIRTUAL

TIME: 7:00 PM

143653

DATE: January 18, 2023

City Council of New Carrollton Attest: Araceli Guzman-Benitez, City Clerk

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

2413 BAIKAL LOOP UPPER MARLBORO, MD 20774

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

JANUARY 18, 2023 AT 11:19 AM

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

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

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

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

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE 2506 MARKHAM LANE UNIT 4 LANDOVER, MARYLAND 20785

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

JANUARY 10, 2023 AT 9:30 AM

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

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 cettlement charges shall be home by the purchaser. If the Substitute Trustees settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 22-600832)

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

143430 (12-22.12-29.1-5)

LEGALS

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

8503 OLIVER ST. NEW CARROLLTON, MD 20784

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

JANUARY 18, 2023 AT 11:21 AM

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

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

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

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

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

5601 PARKER HOUSE TERR HYATTSVILLE, MARYLAND 20782

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

JANUARY 17, 2023 AT 9:30 AM

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

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 Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$20,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5.25% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereofter by the purchaser. Condominium fore and/or homeowyears. sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 22-60095)

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

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

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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. 357716-2)

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143510

143431

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SUBSTITUTE TRUSTEES' SALE OF VALUABLE

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

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

JANUARY 10, 2023 AT 9:31 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$13,000.00 at the time of sale. If the noteholder and /or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur 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 assessments. 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 association dues, it airly, shall be assumed by the purchaser from the date of each of 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

(12-22.12-29.1-5)

LEGALS

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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 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

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

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

12217 OUADRILLE 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., Substitute Trustees, by virtue of an instrument recorded in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

143432

LEGALS

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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 responsible for any reservity. 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)

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

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SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

613 64TH PLACE CAPITOL HEIGHTS, MARYLAND 20743

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

JANUARY 17, 2023 AT 9:31 AM

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

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 5.625% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement while to batterner of interest due to the purchase in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 18-603838

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

(12-22.12-29.1-5)143522 (12-29,1-5,1-12)

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

6900 GREENBORO LN. FORT WASHINGTON, MD 20744

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

JANUARY 10, 2023 AT 10:56 AM

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

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

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

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



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NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

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

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 7th 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

(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.

SHARON Y. OUATTARA

Personal Representative

other delivery of the notice.

TO ALL PERSONS INTERESTED

RONALD J. FREEMAN, II

IN THE ESTATE OF

without a will.

June, 2023.

the following dates:

decedent's death; or

908 York Road • Towson, MD 21204 • 410.828.4838

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

LEGALS

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

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

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

JANUARY 18, 2023 AT 11:13 AM

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

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

Terms of Sale: A deposit of \$22,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, in 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 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 horincluding, 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 supers start 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. 255616.1) No. 355616-1)

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

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



908 York Road • Towson, MD 21204 • 410.828.4838

143602

www.alexcooper.com

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

LEGALS LEGALS

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

Notice is given that Krystal E

Wilcox, whose address is 12500 Martin Road, Brandywine, MD

20613, was on December 21, 2022 appointed Personal Representative of the estate of Kathy Elizabeth

Daniel, who died on November 12,

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.

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

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.

KRYSTAL E. WILCOX

Personal Representative

other delivery of the notice.

All persons having any objection

TO ALL PERSONS INTERESTED

KATHY ELIZABETH DANIEL

IN THE ESTATE OF

2022 without a will.

June, 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 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 represen-

out a will.

June, 2023.

the following dates:

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 2nd 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; or

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

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

KEITH SERRANO Personal Representative

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

143496

Estate No. 126634

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

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

143497

Estate No. 127368

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

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

Estate No. 127503

143647 (1-5,1-12,1-19)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **PATRICIA ANN GAINEY IOHNSON**

Notice is given that Derek A Gainey, whose address is 711 Sheri-dan Street NW, Washington, DC 20011, was on December 14, 2022 ap-pointed Personal Representative of the estate of Patricia Ann Gainey Johnson who died on August 19, 2022 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal 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 14th 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.

DEREK A GAINEY Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

143635

P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 127006

(12-29,1-5,1-12) 143482

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

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

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

JANUARY 18, 2023 AT 11:15 AM

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

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

Terms of Sale: A deposit of \$26,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional 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 the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 333526-3)

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

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



auctioneers

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

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

LEGALS

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

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 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

heir 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 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.

UPPER MARLBORO, MD 20773-1729

Estate No. 127350

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

other delivery of the notice.

CHARLES Q. TYSON

REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY

CERETA A. LEE

P.O. Box 1729

Personal Representative

following dates:

decedent's death; or

TO ALL PERSONS INTERESTED

IN THE ESTATE OF

DORIS TYSON

Harry A. Suissa, Esq.

8720 Georgia Avenue, Suite 1010 Silver Spring, MD 20910

301-589-1600 NOTICE OF APPOINTMENT

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED

NOTICE TO CREDITORS

IN THE ESTATE OF DAVID SOUSA TEIXEIRA Notice is given that Maria Nicolas

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

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

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

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

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

MARIA NICOLAS REYES Personal Representative

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

> Estate No. 126091 (12-29,1-5,1-12)

143626

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

15950 ALAMEDA DRIVE **BOWIE, MD 20716**

Under a power of sale contained in a certain Deed of Trust from Mark David Hodge, and Deborah Ann Hodge, dated August 24, 2007 and recorded in Liber 29017, Folio 597 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$320,000.00, and an original interest rate of 4.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JANUARY 24, 2023, AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$23,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

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

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

(1-5,1-12,1-19) 143642

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

8002 POWHATAN STREET **NEW CARROLLTON, MD 20784**

Under a power of sale contained in a certain Deed of Trust from Ngoan Le, dated January 22, 2007 and recorded in Liber 27244, Folio 107 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$312,000.00, and an original interest rate of 5.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JANUARY 24, 2023, AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$22,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

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

143643 (1-5,1-12,1-19)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

2304 MITCHELLVILLE ROAD **BOWIE, MD 20716**

Under a power of sale contained in a certain Deed of Trust from Lorraine E. Webb, dated April 5, 2019 and recorded in Liber 41987, Folio 596 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$ 289,500.00, and an original interest rate of 5.019%, 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 24, 2023, AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$14,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

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

<u>143644</u> (1-5,1-12,1-19)

LEGALS

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Michele L. Glymph, whose address is 7905 Jay-

wick Avenue, Fort Washington, MD 20744, was on December 8, 2022 appointed Personal Representative of

the estate of Arsnola Watson, who died on November 14, 2021 without

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 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

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.

IN THE ESTATE OF ARSNOLA WATSON

tative or the attorney.

decedent's death; or

June, 2023.

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

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 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 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

(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.

IN THE ESTATE OF IVY I HARRIS

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

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 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 8th 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

(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.

Personal Representative

other delivery of the notice.

JULIA C DAITCH

REGISTER OF WILLS FOR

Prince George's County

June, 2023.

the following dates:

decedent's death; or

IN THE ESTATE OF ELLEN SUE CASWELL

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 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.

> 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

143494

P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 127334

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

CERETA A. LEE

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MAXINE ANITA SMITH

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

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal 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 7th 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.

> KOBI SMITH Personal Representative

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

143500

Estate No. 126385

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

143501

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF BASIL KANAYO OSUJI

Notice is given that Abigail Chijioke Osuji, whose address is 12029 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 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.

> 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

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

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

143498

MICHELE L. GLYMPH Personal Representative

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

Estate No. 127339

Estate No. 127428 (12-22,12-29,1-5) 143499 (12-22,12-29,1-5)

LEGALS

ORDER OF PUBLICATION

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

Plaintiff

JACQUELINE DAVID UNION HOME MORTGAGE CORP

SAMUEL I WHITE, P.C. 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 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

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

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 nec-essary 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

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:

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.

True Copy—Test: Mahasin El Amin, Clerk (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

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

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

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR

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 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

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 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

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)143465

ORDER OF PUBLICATION

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

21030 Plaintiff

GREENPOINT MORTGAGE FUNDING, INC

AND

AND

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

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

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 nec-essary 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)

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

Plaintiff

DEBORAH W REEVES

AND

AND

LAKE LARGO TOWNHOUSE AS-SOCIATION, INC

AND

All persons having or claiming to have an interest in the property sit-

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

ELVA B NELSON

AND

21030

TOWER FEDERAL CREDIT **UNION**

AND

GEORGE R BOND, TRUSTEE AND

BARRY STRICKLIN, TRUSTEE

uate and lying in Prince George's County and known as:

3533 EDWARDS ST

All persons having or claiming to have an interest in the property sit-

UPPER MARLBORO MD 20774

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 call 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 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

143470

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

NOTICE OF

JUDICIAL PROBATE To all Persons Interested in the

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on February 1, 2023 at 10:30 A.M.

This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

(12-29,1-5)

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

ORDER OF PUBLICATION

Plaintiff

WILLIAM O UMANZOR

VS.

CROSSCOUNTRY MORTGAGE,

VERONICA YANETH UMANZOR

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

Unknown Owner of the property 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.

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 156 and assessed to WILLIAM O UMANZOR and VERONICA YANETH UMANZOR, also known as 3413 MOYLAN DR, BOWIE, MD 20715, Tax Account No. 14-1627777

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

on the Tax Roll of the Director of Fi-

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) 143471

LEGALS

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

In The Estate Of: MARJORIE A. BREEDLOVE Estate No.: 125739

Upper Marlboro, Maryland 20773

above estate: You are hereby notified that a petition has been filed by Orhan K. Omer for judicial probate for the appointment of a personal representa-

143469 (12-22,12-29,1-5)

PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-22-000815

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,

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

LEGALS

Plaintiff

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,

PRINCE GEORGE'S COUNTY, **MARYLAND**

PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-22-000842 The object of this proceeding is to

and assessed to EDWARD K RICK-ETS, also known as 6404 CARY-HURST DR, FORT WASHINGTON, MD 20744, Tax Account No. 12-

of sale has expired.

George's County once a week for 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.

BRAHM N PERSAUD AND

SUELLEN WOHLFARTH, TRUSTEE

INC

County and known as:

Defendants

ORDER OF PUBLICATION

FARGO FINANCIAL WELLS **BANK**

uate and lying in Prince George's County and known as:

PHONE: (301) 952-3250 143622

PRINCE GEORGE'S COUNTY **GOVERNMENT**

Board of License Commissioners

(Liquor Control Board)

REGULAR SESSION

JANUARY 11, 2023

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

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

- 7. Vera Nikolaeva, President/Secretary/Treasurer, Sergey Nikolaev, Stockholder, t/a DRINX MAR-KET, 1409 Ritchie Marlboro Road Capitol Heights, Maryland 20743, Class A, Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of Maryland Annotated Code 6-304 selling alcoholic beverages to an individual under the age of twenty-one and R.R No. 1 Sales to a minor of the Rules and Regulations for Prince George's County. To wit; on Tuesday, November 1, 2022, at approximately 11:10 am one (1) underage female operative (18 yr. old) and Inspector North of the Prince George's County Board of License Commissioners entered DRINX MARKET located at 1409 Ritchie Marlboro Road, Capitol Heights, MD 20743. While Inspector North observed, the operative took a 24 oz Bottle of White Claw Mango Seltzer from a refrigerator and proceeded to the register. The cashier did not check for ID and accepted payment and made the sale of the alcoholic beverage to the minor operative. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said li-cense, which may include other violation(s) identified at the hear-
- 8. Dinah Ok Min Chin, Director, Unsuk Chin, President, Nicholas Chin, Vice President, t/a Central Avenue Liquors, 6115 Central Avenue Capitol Heights, Maryland 20743 Class A, Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of Maryland Annotated Code 6-304 selling alcoholic beverages to an individual under the age of twenty-one and R.R No. 1 Sales to a minor of the Rules and Regulations for Prince George's County. To wit: On Tuesday, November 1, 2022, at approximately 11:50 am one (1) underage female operative, Ms. Posada-Mejia (18 yr. old) and Inspector North of the Prince George's County Board of License Commissioners entered Central Avenue Liquors located at 6115 Central Avenue, Capitol Heights, MD 207 43. While Inspector North observed, the operative ordered (1) 12pk of Simply Spike Lemonade, the cashier (Derrick D. Alston) did not check for ID and accepted payment and sold the 12pk of Simply Spike Lemonade to the minor operative. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hear-

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

BOARD OF LICENSE COMMISSIONERS

Attest: Terence Sheppard Director December 21, 2022

143638

LEGALS

(12-29,1-5)

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

P.O. Box 1729 Upper Marlboro, Maryland 20773

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

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the

above estate: You are hereby notified that a petition has been filed by Perry Becker

for judicial probate for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on February 21, 2023 at 10:30 A.M.

This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

REGISTER OF WILLS FOR Prince George's County CERETA A. LEE P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 PHONE: (301) 952-3250

143621 (12-29,1-5)

LEGALS

ORDER OF PUBLICATION THORNTON MELLON LLC

Plaintiff,

MAKIYE PITTS Prince George's County, Maryland Occupant Unknown Owners

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

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

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

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

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

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

It is thereupon this 19th day of December, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 21st day of February, 2023, and redeem the property with Parcel Identification Number 06-0507962 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 143588 (12-29,1-5,1-12)

> Serving Prince George's County Since 1932

LEGALS

ORDER OF PUBLICATION

Plaintiff,

THORNTON MELLON LLC

06-0467431

WILLIAM & KIMBERLY BYNUM ESTATE OF WILLIAM JEROME **BYNUM** Prince George's County, Maryland

Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 6400 GATEWAY BLVD, DISTRICT

HEIGHTS, MD 20747, Parcel No.

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

Defendants.

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

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

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

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

It is thereupon this 19th day of December, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 21st day of February, 2023, and redeem the property with Parcel Identification Number <u>06-0467431</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 143589 (12-29,1-5,1-12)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff.

ERNEST N & EDNA C EDWARDS COVINGTON RECREATION AS-SOCIATION, INC COVINGTON RECREATION AS-SOCIATION, INC.

ESTATE OF EDNA CORA ED-WARDS ESTATE OF EDNA CORA ED-WARDS

Prince George's County, Maryland Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 3704 EXCALIBUR CT, CONDO UNIT: 203, BOWIE, MD 20716, Par-

cel No. 07-3276110

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

Defendants.

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

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

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

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

It is thereupon this 19th day of December, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 21st day of February, 2023, and redeem the property with Parcel Identification Number <u>07-3276110</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 143591 (12-29,1-5,1-12)

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 notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 14th day of February, 2023, and redeem the property with Parcel Identification Number 18-2108413 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 143447 (12-22,12-29,1-5)

LEGALS

ORDER OF PUBLICATION THORNTON MELLON LLC

Plaintiff,

ALTON E ELLIS ALTON E ELLIS CAROLYN M WILLIAMS (aka CAROLYN M WILLIAMS-ELLIS Prince George's County, Maryland Occupant Unknown Owners

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

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

Defendants.

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

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

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

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

It is thereupon this 19th day of 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 21st day of February, 2023, and redeem the property with Parcel Identification Number <u>06-0513572</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 (12-29,1-5,1-12)

LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

ELMER A CANALES BELLEFONTE COURT INDUS-TRIAL CONDOMINIUM Prince George's County, Maryland Occupant

Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 8036 OLD ALEXANDRIA FERRY RD, CONDO UNIT: B-9, CLINTON,

MD 20735, Parcel No. 09-0883793

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

Defendants.

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

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

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

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

It is thereupon this 19th day of December, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 21st day of February, 2023, and redeem the property with Parcel Identification Number <u>09-0883793</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 (12-29,1-5,1-12) 143592

ORDER OF PUBLICATION

c/o Éskin Law, LLC 1700 Reisterstown Road, Suite 212 Baltimore, MD 21208

Plaintiff,

House of Still, Inc. S/O Necole Martinez, R.A. 5416 Stoney Meadows Drive District Heights, MD 20747

IncredibleBank

S/O Todd Nagel, CEO 327 North 17th Avenue Wausau, WI 54401

and

Michael Cortese, Trustee 89 North Haddon Avenue, Suite A Haddonfield, NJ 08033

and

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

and

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

and

All unknown owners of the property described Below: all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest and anv and all persons having or claiming to have any interest in the property and premises situate in Prince George's County, known as 5869 Allentown Road, Unit 34 and described as Legal Description BLDG 9 UNIT 34 5,763.0000 SQ.FT. & IMPS. PARK PLACE PROFESS ASSMT \$266,400 LIB 45101 FL 341 UNIT 34 Being known as District 06 Account Number 0446872 on the Tax Roll of the Collector of Taxes.

Defendants

In the Circuit Court for Prince George's County Case No.: C-16-CV-22-001037

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

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

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

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

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

True Copy—Test: Mahasin El Amin, Clerk 143582 (12-29,1-5,1-12)

NOTICE

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

Substitute Trustees/

Defendant(s).

WILLIAM E. FRANKLIN 5306 Thomas Sim Lee Terrace Upper Marlboro, MD 20772

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

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

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

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

The Prince George's Post Newspaper

* * * * *

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of

Legal Record

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 sit-

uate 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 FI 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 redemption 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 143472 (12-22,12-29,1-5)

LEGALS

ORDER OF PUBLICATION

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

Plaintiff

SEAN D ROBINSON

AND

LISA ROBINSON

HOMESIDE FINANCIAL, LLC

AND

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

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

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:

CASE NO.: C-16-CV-22-000780

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 Account No. 18-5503008 on the Tax Roll of the Director of Finance.

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

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

for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or 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) 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 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 (1) and the control of the cont 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 Él 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

VS. JACQUES TCHOUANTE

MONIQUE TCHOUANTE

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

LEGALS

NOTICE

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

Plaintiffs

Vincent Dawes Defendant

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

CIVIL NO. CAEF 20-07771

ORDERED, this 28th day of December, 2022 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 1212 Chapelwood Lane, Capitol Heights, Maryland 20743 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 30th day of January, 2023 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 30th day of January, 2023, next.

The report states the amount of sale to be \$227,847.80. MAHASIN EL AMIN

True Copy—Test: Mahasin El Amin, Clerk

(1-5,1-12,1-19)

143648

Clerk of the Circuit Court Prince George's County, MD File No. 22-PG-RT-1129

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

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 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

LEGALS

NOTICE OF REPORT **OF SALE**

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

Barbara Cassidy Lampkin Defendant(s)

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

Civil Case No. CAEF 22-26649 NOTICE is hereby given this 13th day of December, 2022, by the 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 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, 1104, 1105, 1107, 1109, 1101, 1111, 1112, 1105, 1107, 1109, 1101, 1 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121 and 1122 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Designated VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

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

ORDER OF PUBLICATION THORNTON MELLON LLC

Plaintiff.

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

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

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

Defendants.

In the Circuit Court for Prince George's County Case No.: C-16-CV-22-000398

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

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

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

It is thereupon this 19th day of December, 2022, by the Circuit Court for Prince Georges County, That 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 21st day of February, 2023, and redeem the property with Parcel Identification Number 13-1542554 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN Clerk of the Circuit Court for

Prince George's County, Maryland True Copy—Test: Mahasin El Amin, Clerk <u>1435</u>93 (12-29,1-5,1-12)

LEGALS

Plaintiff,

ORDER OF PUBLICATION

THORNTON MELLON LLC

JORGE LUIS HERNANDEZ THE FAIRMONT 1001 CONDO. ASSOC. ESTATE OF JORGE HERNANDEZ

Prince George's County, Maryland Occupant

Unknown Owners ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1001 CHILLUM RD, CONDO UNIT: 416, HYATTSVILLE, MD

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

Defendants. In the Circuit Court for Prince George's County Case No.: C-16-CV-22-000423

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

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

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

It is thereupon this 19th day of December, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 21st day of February, 2023, and redeem the property with Parcel Identification Number <u>17-3754173</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

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

143594

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff.

LAURA W SHUMATE ESTATE OF LAURA W SHUMATE ESTATE OF LAURA W SHUMATE Prince George's County, Maryland Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1515 BEAVER HEIGHTS LN, CAPI-TOL HEIGHTS, MD 20743-0000, Parcel No. 18-2095545

ANY UNKNOWN OWNER OF THE PROPERTY 1515 BEAVER HEIGHTS LN, CAPITOL HEIGHTS, MD 20743-0000, Parcel No. 18-2095545, 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

and interest

Case No.: C-16-CV-22-000433 The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-2095545 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:

6,600.0000 Sq.Ft. & Imps. Beaver Heights Lot 31 Blk G

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

It is thereupon this 19th day of December, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 21st day of February, 2023, and redeem the property with Parcel Identification Number 18-2095545 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 143595 (12-29,1-5,1-12)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff, US BANK NA US BANK NA

US BANK NA US BANK NA **SPE 2013 LLC SPE 2013 LLC** The Tiers of Laurel Lake Condo. The Tiers of Laurel Lake LP The Tiers of Laurel Lakes LP Prince George's County, Maryland

Occupant

Unknown Owners ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 14012C JUSTIN WAY, CONDO UNIT: 26-C, LAUREL, MD 20707,

Parcel No. 10-1040930

ANY UNKNOWN OWNER OF THE PROPERTY 14012C JUSTIN WAY, CONDO UNIT: 26-C, LAU-REL, MD 20707, Parcel No. 10-1040930, 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-22-000372

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 10-1040930 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:

1,275.0000 Sq.Ft. & Imps.

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

It is thereupon this 19th day of December, 2022, by the Circuit Court for Prince Georges County, That 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 21st day of February, 2023, and redeem the property with Parcel Identification Number 10-1040930 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 Él Amin, Clerk 143596 (12-29,1-5,1-12)

COUNTY COUNCIL HEARINGS

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

NOTICE OF PUBLIC HEARINGS

TUESDAY, JANUARY 17, 2023

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

10:00 A.M.

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

COUNCIL BILLS

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

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

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

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

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

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

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

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

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

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

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

> BY ORDER OF THE COUNTY COUNCIL PRINCE GEORGE'S COUNTY, MARYLAND Thomas E. Dernoga, Chair

ATTEST: Donna J. Brown

Clerk of the Council

143639 (12-29,1-5)

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: 1/12/2023

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

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

1999 INFINITY G20 MD 3EG7497 JNKCP11A7XT011770

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

2015 KIA OPTIMA MD 2DY4464 5XXGN4A71FG490801

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

1999 FORD E250 VA UXU5382 1FTNE2423XHB75403 2013 DODGE **JOURNEY** MD 3DT3383 3C4PDCBG1DT630469

> MCDONALD TOWING **2917 52ND AVENUE HYATTSVILLE MD 20781** 301-864-0954

MD 9CM3397 1FALP52U1PG316701 1993 FORD **TAURUS**

143651

(1-5)

143652

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

7929 FISKE AVE. LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust dated December 19, 2007, recorded in Liber 29986, Folio 89 among the Land Records of Prince George's County, MD, with an original principal balance of \$420,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 18, 2023 AT 11:23 AM

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

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

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

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 www.alexcooper.com

143607

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

(1-5)



LEGALS

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

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

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

You must reclaim these vehicles by: 01/17/2023

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 **CAMRY**

2009 TOYOTA 4T1BE46K29U375870 1994 HONDA CIVIC 1HGEJ112XRL002411 1J8GL58K46W192899 2006 JEEP LIBERTY MD 2FB6102 2012 NISSAN 3N1AB6AP8CL707256 SENTRA

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

2002	GMC	SAVANA	MD	1DM0718	1GTHG35U851115801
2014	MITSUBISI	MIRAGE	VA	48868V	ML32A4HJ9EH010645
2004	CHEVROLE	Γ EXPRESS	DC	N71807	1GCGG25V541108964
1979	FORD	F350	VA	UCU6236	F37HPFF4022
2009	VOLKSWAG	EN ROUTAN	VA	X59893	2V8HW34109R586373
2003	HONDA	ACCORD			1HGCM66533A040323
2005	FORD	ESCAPE	VA	VHW5740	1FMYU931X5KB41293
2007	CHEVROLE	Γ AVALANCHE	MD	4EY0788	3GNFK12377G229340
2005	MERCURY	MONTEGO			1MEHM43175G606458
2019	YONGFU	MOTORCYCLE]		LL0TCKP61KY560100
2008	MAZDA	MAZDA 3			JM1BK32G781856688
2013	DODGE	JOURNEY	MD	278503X	4YMBU1012KV012763

LEGALS

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

AKA: KENNETH DONEL BROWN

Notice is given that Quinette Mayhan, whose address is 3314 Huntley

nan, 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 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 28th 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

(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.

following dates:

decedent's death; or

IN THE ESTATE OF

KENNETH BROWN

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JOHN DEL TUFO AKA: JOHN RICHARD DEL TUFO

Notice is given that Todd Jon Del Tufo, whose address is 8825 Cardinal Court, Laurel, MD 20723, was on December 9, 2022 appointed Personal Representative of the estate of John Del Tufo AKA: John Richard Del Tufo, who died on August 26, 2022 without a will.

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

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

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

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

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

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

> TODD JON DEL TUFO Personal Representative

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

143629

Estate No. 126905

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

CERETA A. LEE REGISTER OF WILLS FOR

QUINETTE MAYHAN

Personal Representative

PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

Estate No. 127052 143483 (12-22,12-29,1-5)

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

Plaintiff

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

Plaintiff

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 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 143464 (12-22,12-29,1-5) File No. 21-PG-JF-1002

ORDER OF PUBLICATION

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

Plaintiff

Ronald D. Bristol, and Jovce 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:

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:

C-16-CV-22-000546

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 & Iovce R.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 12th day of December, 2022, by the Circuit Court for Prince George's County, 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`ɗay 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 encumbrances.

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

True Copy—Test: Mahasin Él Amin, Clerk 143451 (12-22,12-29,1-5)

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 El Amin, Clerk 143446 (12-22,12-29,1-5)

THIS COULD BE YOUR AD!

Call 301-627-0900

LEGALS

NOTICE OF REPORT **OF SALE**

CAPITAL COVE AT NATIONAL PROPERTY OWNER'S ASSOCIA-TION, INC.

Plaintiff

Jerry Rehrer

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF22-26690

NOTICE is hereby given this 27th 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 27th 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 27th day of January, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 9800.21. The property sold herein is One 605,0007 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 (1-5,1-12,1-19) 143640

LEGALS

NOTICE OF REPORT

OF SALE 143450 CAPITAL COVE AT NATIONAL

Defendant(s)

HARBOR PROPERTY OWNER'S ASSOCIA-TION, INC. Plaintiff

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 El Amin, Clerk (12-22,12-29,1-5) 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,

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

Plaintiff

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

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.

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 appears the Comthe 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)

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

IN RE ADOPTION OF

Maryland;

JORDYN SHORTER

Case No.: CAA21-11877 **ORDER OF PUBLICATION**

BY POSTING ORDERED, on this 29th day of December, 2022, by the Circuit Court for Prince George's County,

You are hereby notified that a Court case has been filed in the Circuit Court for Prince George's County in the above-referenced case. All persons who believe themselves to be parents of a female child born on November 18, 2008. in Montgomery County Maryland to SHENELL LATOYA WILLIAMS and SHELDON LLOYD SHORTER, shall file a written re-sponse. That the Birth Father, SHELDON SHORTER, is hereby notified that the Petitioners have filed a Petition for Adoption of the Minor Child on October 4, 2021; Petitioner states that the Birth Father's last known address is: Unknown. 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 27th day of February, 2023; you will have agreed to the Court granting adop-

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 28th day of January, 2023; and it is further,

tion of this child.

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 SHELDON SHORTER, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BE-FORE THE 27th DAY OF FEBRU-ARY, 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

Mahasin El Amin, Clerk 143649 (1-5,1-12,1-19)

True Copy—Test:

LEGALS

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

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

LINTHICUM HEIGHTS, MD 21090

6002 LADD ROAD SUITLAND, MD 20746

Under a power of sale contained in a certain Deed of Trust from Tenora A. Phillips, dated October 19, 2006 and recorded in Liber 27133, Folio 525 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$145,000.00, and an original interest rate of 8.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JANUARY 24, 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 \$6,700.00 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.

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

<u>143645</u> (1-5,1-12,1-19)

THIS COULD BE YOUR AD!

Call 301-627-0900

LEGALS

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

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 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 29th 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.

other delivery of the notice.

EARL WOODFORK

Personal Representative

IN THE ESTATE OF

EVA L WOODFORK

tative or the attorney.

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

LONNIE FRAZIER B. RUSSELL Notice is given that Rosa M Russell, whose address is 5804 Cheryl Lane, District Heights, MD 20747, was on November 15, 2022 appointed Personal Representative of the estate of Lonnie Frazier B. Russell, who died on September 21,

2022 without a will. Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

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

May, 2023. Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following dates:

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. 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

143502

Estate No. 127071

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

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

143503

Estate No. 127237

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

File No. 22-PG-RT-1014

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

Defendants

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,

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 ORDER OF PUBLICATION

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

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

Robert M. Oliveri, Substitute Trustee, and Christine Johnson, Substitute Trustee, and Melissa Alcocer, Substitute Trustee,

Jeana McMurray, Substitute Trustee, Brennan Ferguson, Subtitute Trustee, 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

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,

Defendant In the Circuit Court for Prince George's County, Maryland Case No. CAD22-00735

JOSE FELICIANO MEJICANOS

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" 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 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.

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

True Copy—Test: Mahasin Él Amin, Clerk

143445

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL PROPERTY OWNER'S ASSOCIA-

TION, INC. Plaintiff

Alan Weinstein

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF 22-26675

Defendant(s)

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)

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.

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

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIA-

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)

> Serving Prince George's County Since 1932

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

Plaintiff

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. Plaintiff

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**

LEGALS

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIA-

TION, INC. Plaintiff

Johnnie L. Jackson

Defendant(s) 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)

day of January, 2023.

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

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)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

GRACIE WILLIAMS Mortgage Assets Management LLC Mortgage Assets Management LLC Mortgage Assets Management LLC Secretary of Housing and Urban Development Washington D.C. BRENDA LA ROCHE MARK C MCVEARRY ESTATE OF GRACIE M S WILLIAMS Prince George's County, Maryland

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 2711 LAKESHURT AVE, DISTRICT HEIGHTS, MD 20747, Parcel No. 06-0569061

Occupant

Unknown Owners

ANY UNKNOWN OWNER OF PROPERTY LAKESHURT AVE, DISTRICT HEIGHTS, MD 20747, Parcel No. 06-0569061, 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-22-000361

Defendants.

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0569061 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

6,050.0000 Sq.Ft. & Imps. North Forestville Lot 7 Blk B

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

It is thereupon this 19th day of December, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 21st day of February, 2023, and redeem the property with Parcel Identification Number <u>06-0569061</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 (12-29,1-5,1-12) 143597

LEGALS

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL PROPERTY OWNER'S ASSOCIA-

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 143538 (12-22,12-29,1-5)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

FREDERICK J & MARILYN M FREDERICK J & MARILYN M **CORDER** FREDERICK J & MARILYN M CORDER

Industrial Bank Industrial Bank Industrial Bank Industrial Bank TC3 GRANTOR TRUST II ROY I DABNEY & HOUSTON E

GRAY

PAUL J COHEN, ESQ. OMNI COUNCIL OF UNIT OWN-

Prince George's County, Maryland Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY MITCHELLVILLE RD, CONDO UNIT: A-302, BOWIE, MD 20716, Parcel No. 07-0669978

ANY UNKNOWN OWNER OF THE PROPERTY 4000 MITCHEL-LVILLE RD, CONDO UNIT: A-302, BOWIE, MD 20716, Parcel No. 07-0669978, the unknown owner's heirs, devisees, and personal 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-22-000365

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 07-0669978 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the District of the Prince George's to the plaintiff in this proceeding:

Unit A302 4,423.0000 Sq.Ft. & Imps. Omni Professional

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

It is thereupon this 19th day of December, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 21st day of February, 2023, and redeem the property with Parcel Identification Number <u>07-0669978</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

143598 (12-29,1-5,1-12)

NOTICE OF REPORT

OF SALE CAPITAL COVE AT NATIONAL

PROPERTY OWNER'S ASSOCIA-

TION, INC.

Lawrence E. Comey

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

Civil Case No. CAEF 22-26660

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

The Report of Sale states the amount of the foreclosure sale to be \$ 9469.09. The property sold herein is One 1,379,000/ 389,331,000 fractional fee simple undivided Designated Vacation Ownership Interest (the "Designated VOI") in the 18 Designated VOI Units numbered 707, 722, 807, 822, 922, 1101, 1102, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121 and 1122 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Designated VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk (12-22,12-29,1-5) 143539

LEGALS

LM File No.: 1694-00001-Davis, Ir.

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

ORDER OF PUBLICATION

Terrance Davis, Jr., Plaintiff,

LB Sun Ridge 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 Pt Parcel D; 1,136.0000 Sq.Ft. Mattapony Manor; Assmt \$5,700 Lib 14326 Fl 349 and being identified on the Tax Roll as Parcel ID: 02-3357480, and which may be known as 5002 57th Ave., Bladensburg, MD 20710, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, described as Pt Parcel D; 1,136.0000 Sq.Ft. Mattapony Manor; Assmt \$5,700 Lib 14326 Fl 349 and being identified on the Tax Roll as Parcel ID: 02-3357480, and which may be known as 5002 57th Ave., Bladensburg, MD 20710,

Defendants

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-22-001065 (TAX SALE)

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

described as Pt Parcel D; 1,136.0000 Sq.Ft. Mattapony Manor; Assmt \$5,700 Lib 14326 Fl 349 and being identified on the Tax Roll as Parcel ID: 02-3357480, and which may be known as 5002 57th Ave., Bladensburg, MD 20710.

The 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 13th day of January, 2023, warning all persons interested in the property to appear in this Court by the 21st day of February, 2023, and redeem their property and/or answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to the property, and 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

143523 (12-29,1-5,1-12)

Jacob Deaven 110 North Washington Street Suite 500 Rockville, MD 20850

(301) 656-5775 NOTICE OF APPOINTMENT

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

NOTICE TO CREDITORS

JAMES D WILLIAMS Notice is given that Thomas J Kokolis, whose address is 110 North Washington Street Suite 500, Rockville, MD 20850, was on December 14, 2022 appointed Personal Representative of the estate of James

D Williams, who died on September 10, 2020 without a will. Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal represen-

tative or the attorney. 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.

THOMAS J. KOKOLIS Personal Representative

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

143632

Estate No. 118643 (12-29,1-5,1-12)

ORDER OF PUBLICATION

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

JEVON SALAAM WILMINGTON SAVINGS FUND SOCIETY, FSB Prince George's County, Maryland

AND

have any interest in the property and premises situate, described as: Prince George's County, described as follows: Tax Account No 3731049, 2,187.0000 SO.FT. & IMPS. FAIR-WOOD LOT 115 BLK L; ASSMT \$398,633 LIB 34438 FL 229; KNOWN AS 4951 COLLINGTONS

BOUNTY DR BOWIE MD 20720.

All persons having or claiming to

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

C-16-CV-22-000981

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

Prince George's County, described as follows: Tax Account No 3731049, 2,187.0000 SO.FT. & IMPS. FAIR-WOOD LOT 115 BLK L; ASSMT \$398,633 LIB 34438 FL 229; KNOWN AS 4951 COLLINGTONS BOUNTY DR BOWIE MD 20720.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 19th day of 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 some newspaper hav-ing general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 13th day of January, 2023, warning all persons interested in the property to appear in this Court by the 21st day of February, 2023, and redeem the property herein described and answer the complaint or thereafter a final judg-ment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk

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

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

SAAD S CHEEMA 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 1230960, LOT 19 & S 2.9 2 FT LOT 20; 7,500.0000 SQ.FT. & IMPS. FOREST HEIGHTS BLK 105; ASSMT \$299,200 LIB 45753 FL 051; KNOWN AS 9 TECUMSEH DR OXON HILL MD 20745.

Defendants

Plaintiff

In the Circuit Court for Prince George's County, Maryland Civil Division C-16-CV-22-000841

The object of this proceeding is to 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: this proceeding:

Prince George's County, described as follows: Tax Account No 1230960, LOT 19 & S 2.9 2 FT LOT 20; 7,500.0000 SQ.FT. & IMPS. FOREST HEIGHTS BLK 105; ASSMT \$299,200 LIB 45753 FL 051; KNOWN AS 9 TECUMSEH DR OXON HILL MD 20745.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 19th day of 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 ing general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 19th day of January, 2023, warning all persons interested in the property to appear in this Court by the 21st day of February, 2023, and redeem the property herein described and answer the complaint or thereafter a final judg-ment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 143564 (12-29,1-5,1-12)

LEGALS

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL PROPERTY OWNER'S ASSOCIA-

TION, INC.

Clifford F. Cleaton Defendant(s)

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

Civil Case No. CAEF 22-26657 NOTICE is hereby given this 13th day of December, 2022, by the Cir-cuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of January, 2023; provided, a copy of this order be in-serted in a daily newspaper printed in said County, once in each of three successive weeks before the 13th day of January, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 777.00. The property sold herein is One 84,000/2,855,944,500 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, 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 143536 (12-22,12-29,1-5)

NOTICE OF REPORT **OF SALE**

CAPITAL COVE AT NATIONAL PROPERTY OWNER'S ASSOCIA-

TION, INC. Plaintiff

Susan Simon Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF 22-26658

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

The Report of Sale states the amount of the foreclosure sale to be \$ 863.17. The property sold herein is One 84,000/2,855,944,500 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

ORDER OF PUBLICATION

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

OXON HILL VOLUNTEER FIRE & RESCUE COMPANY

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 1304641, 2.5600 ACRES & IMPS.; ASSMT \$835,900 MAP 105 GRID B3 PAR 127 LIB 00804 FL 297; KNOWN AS 7600 LIVINGSTON RD OXON HILL MD 20745.

Defendants

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

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:

C-16-CV-22-000840

Prince George's County, described as follows: Tax Account No 1304641, 2.5600 ACRES & IMPS.; ASSMT \$835,900 MAP 105 GRID B3 PAR 127 LIB 00804 FL 297; KNOWN AS 7600 LIVINGSTON RD OXON HILL MD 20745.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 19th day of December, 2022, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 19th day of January, 2023, warning all persons interested in the property to appear in this Court by the 21st day of February, 2023, and redeem the property herein described and answer the complaint or thereafter a final judg-ment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin Él Amin, Clerk 143565 (12-29,1-5,1-12)

ORDER OF PUBLICATION

FNA DZ, LLC Benjamin M. Decker, Es

2806 Reynolda Rd., #208 Winston-Salem, NC 27106

INTEGRITY CHURCH INTERNA-TIONAL, INC. HERRING BANK

BRIANE THORNE, TRUSTEE Prince George's County, Maryland

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

Prince George's County, described as follows: Tax Account No 1542778, PARCEL E; 34,098.0000 SQ.FT. & IMPS. DODGE PARK VILLAGE; ASSMT \$1,911,800 LIB 00000 FL 000; KNOWN AS 3308 DODGE PARK RD LANDOVER MD 20785.

> Defendants In the Circuit Court for Prince George's County, Maryland Civil Division C-16-CV-22-000836

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 1542778, PARCEL E; 34,098.0000 SQ.FT. & IMPS. DODGE PARK VILLAGE; ASSMT \$1,911,800 LIB 00000 FL 000; KNOWN AS 3308 DODGE PARK RD LANDOVER MD 20785.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 19th day of December, 2022, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince ing general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 19th day of January, 2023, warning all persons interested in the property to appear in this Court by the 21st day of February, 2023, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 143566 (12-29,1-5,1-12)

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.

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

True Copy—Test: Mahasin El Amin, Clerk

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

Prince George's County, MD.

LEGALS

NOTICE OF REPORT NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIA-TION, INC. 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

143542

OF SALE

PROPERTY OWNER'S ASSOCIA-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, 303-821 706-721, 723-727, 801-806, 806-821, 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

PROPERTY OWNER'S ASSOCIA-TION, INC.

CAPITAL COVE AT NATIONAL

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)

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

143541

NOTICE OF REPORT

Plaintiff

OF SALE CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIA-

Harvey F. Roach, Sr.

TION, INC.

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

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIA-

OF SALE

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

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.

Nandini Krishna

Seshadri Krishna And 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

James M. Pedley And

LEGALS

Plaintiff

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)

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

12215 PARKTON CT. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated September 22, 2006, recorded in Liber 26160, Folio 415 among the Land Records of Prince George's County, MD, with an original principal balance of \$331,200.00, 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 24, 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

Terms of Sale: A deposit of \$28,000 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. 335566-7)

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



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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

9105 FOX PARK RD. CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated June 26, 2006, recorded in Liber 25528, Folio 202 among the Land Records of Prince George's County, MD, with an original principal balance of \$355,000.00, 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 24, 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

Terms of Sale: A deposit of \$31,000 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 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 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. 247521.1)

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

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

3914 OGLETHORPE ST. **HYATTSVILLE, MD 20782**

Under a power of sale contained in a certain Deed of Trust dated March 7, 2006, recorded in Liber 25300, Folio 686 among the Land Records of Prince George's County, MD, with an original principal balance of \$225,000.00, 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 24, 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 \$19,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no platement of interest due to the parabases in the contained to the parabases. 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 ground rent escrew if required. Condominium 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. 331536-1)

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

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



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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

904 WESTHAVEN DR. **BOWIE, MD 20721**

Under a power of sale contained in a certain Deed of Trust dated July 9, 2013, recorded in Liber 35361, Folio 516 among the Land Records of Prince George's County, MD, with an original principal balance of \$183,930.00, 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 24, 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 described as Unit No. 11-103, in phase numbered four (4), in building numbered eleven (11), in the horizontal property regime known as "The Vistas at Lake Arbor, a 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

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 are read all public 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 reconneitled for 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 borrows on torsal into any representation. 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 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. 355117-1)

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

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



143660

908 York Road • Towson, MD 21204 • 410.828.4838

(1-5,1-12,1-19)

www.alexcooper.com

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

6500 WRANGELL RD. BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust dated January 25, 2019, recorded in Liber 41817, Folio 429 among the Land Records of Prince George's County, MD, with an original principal balance of \$368,698.00, 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 24, 2023 AT 10:58 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 \$37,000 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. 245284.2) No. 345384-2)

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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143661 (1-5,1-12,1-19)

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

16016 JERALD RD. LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust dated April 8, 2019, recorded in Liber 41991, Folio 396 among the Land Records of Prince George's County, MD, with an original principal balance of \$415,000.00, 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 24, 2023 AT 11:00 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 \$41,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, in 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 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. 345184-1)

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

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



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(1-5,1-12,1-19)143662

THE PRINCE GEORGE'S POST NEWSPAPER YOUR NEWSPAPER OF LEGAL RECORD CALL: 301-627-0900 FAX: 301-627-6260

ORDER OF PUBLICATION

GBIF, LLC c/o Eskin Law, LLC 1700 Reisterstown Road, Suite 212 Baltimore, MD 21208

Plaintiff,

Robert Allen Goodman 6419 Darwin Road Laurel, MD 20707

and

The Estate of Robert Allen Good-S/O Personal Representative 6419 Darwin Road Laurel, MD 20707

and

Federal Home Loan Mortgage Corporation S/O Authorized Agent 8251 Iones Branch Drive McLean, VA 22102

and

John S. Burson, Trustee 13135 Lee Jackson Highway, #201 Fairfax, VA 22033

William M. Savage, Trustee 13135 Lee Jackson Highway, #201 Fairfax, VA 22033

Jason Murphy, Trustee 13135 Lee Jackson Highway, #201 Fairfax, VA 22033

Kristine D. Brown, Trustee 13135 Lee Jackson Highway, #201 Fairfax, VA 22033

and

Gregory N. Britto, Trustee 13135 Lee Jackson Highway, #201 Fairfax, VA 22033

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

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

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest and any and all aving or claimi any interest in the property and premises situate in Prince George's County, known as 6419 Darwin Road and described as Legal Description ESTATES 10,046.0000 SQ.FT. & IMPS. SANDY SPRING ESTAT LOT 7 BLK E ASSMT \$325,500 LIB 14611 FL 328 Being known as District 10 Account Number 1102102 on the Tax Roll of the Collector of Taxes.

Defendants

In the Circuit Court for Prince George's County Case No.: C-16-CV-22-001028

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 6419 Darwin Road in Prince George's County, State of Maryland, sold by the Director of Finance for Prince George County, State of Maryland to GBIF, LLC, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: Legal Description ESTATES 10,046.0000 SQ.FT. & IMPS. SANDY SPRING ESTAT LOT 7 BLK E ASSMT \$325,500 LIB 14611 FL 328, District 10 Account Number 1102102 known as 6419 Darwin

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

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

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

True Copy—Test: Mahasin El Amin, Clerk (12-29,1-5,1-12) 143580

> Serving Prince George's County Since 1932

ORDER OF PUBLICATION

GBIF, LLC c/o Eskin Law, LLC 1700 Reisterstown Road, Suite 212 Baltimore, MD 21208

Plaintiff,

Jacqueline A. Hamm 3814 Clark Street Capitol Heights, MD 20743

and

The Estate of Jacqueline A. Hamm S/O Charmaine Lee, P.R. 3814 Clark Street Capitol Heights, MD 20743

Iuanita Lee 3814 Clark Street Capitol Heights, MD 20743

The Estate of Juanita Lee

and

S/O Mamie Hamm, P.R. 3814 Clark Street Capitol Heights, MD 20743

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

and

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

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest and any and all persons having or claiming to have any interest in the property and premises situate in Prince George's County, known as 3814 Clark Street and described as Legal Description LOTS 3.4 4,000.0000 SQ.FT. & IMPS. BOULEVARD HEIGHTS BLK 9 ASSMT \$257,867 LIB 09060 FL 260 Being known as District 06 Account Number 0625129 on the Tax Roll of the Collector of Taxes.

Defendants

In the Circuit Court for Prince George's County Case No.: C-16-CV-22-001033

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 3814 Clark Street in Prince George's County, State of Maryland, sold by the Director of Finance for Prince George's County, State of Maryland to GBIF, LLC, the

A DESCRIPTION of the property n substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: Legal Description LOTS 3.4 4,000.0000 SQ.FT. & IMPS. BOULE-VARD HEIGHTS BLK 9 ASSMT \$257,867 LIB 09060 FL 260, District 06 Account Number 0625129 known as 3814 Clark Street.

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

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

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

True Copy—Test: Mahasin El Amin, Clerk 143581 (12-29,1-5,1-12)

THE PRINCE **GEORGE'S POST**



LEGALS

GBIF, LLC c/o Eskin Law, LLC 1700 Reisterstown Road, Suite 212 Baltimore, MD 21208

Plaintiff,

Tammie Hinds 13404 Marburg Lane Upper Marlboro, MD 20722

and

EagleBank S/O The Corporation Trust, Inc., 2405 York Road, Suite 201 Lutherville-Timonium, MD 21093

and

Antonio Marquez, Trustee 7815 Woodmont Avenue Bethesda, MD 20814

Rvan Riel, Trustee

Bethesda, MD 20814 and

7815 Woodmont Avenue

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

and

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

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest and any and all persons having or claiming to have any interest in the property and premises situate in Prince George's County, known as 13404 Marburg Lane and described as Legal Description NAME CHG PER ART OF AMEND 2.0200 ACRES. & IMPS. SOUTH WESTON-PLATS LOT 3 ASSMT \$718,200 LIB 39735 FL 467 Being known as District 15 Account Number 3573433 on the Tax Roll of the Collector of Taxes.

Defendants

In the Circuit Court for Prince George's County Case No.: C-16-CV-22-001034

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 13404 Marburg Lane in Prince George's County, State of Maryland, sold by the Director of Finance for Prince George's County, State of Maryland to GBIF, LLC, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: Legal Description NAME CHG PER A RT OF AMEND 2.0200 ACRES. & IMPS. SOUTH WESTON-PLATS LOT 3 ASSMT \$718,200 LIB 39735 FL 467, District 15 Account Number 3573433 known as 13404 Marburg

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

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

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

True Copy—Test: Mahasin El Amin, Clerk <u>1435</u>84 (12-29,1-5,1-12)

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

P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of: RUSSELL HERBERT POWELL,

> IR. Estate No.: 125987

NOTICE OF JUDICIAL PROBATE To all Persons Interested in the

You are hereby notified that a petition has been filed by Thomas J. Kokolis for judicial próbate for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on March 7, 2023 at

This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills. REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY CERETA A. LEE P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 PHONE: (301) 952-3250

143625

(12-29,1-5)

ORDER OF PUBLICATION ORDER OF PUBLICATION

Mission Hill MD, LLC c/o Eskin Law, LLC 1700 Reisterstown Road, Suite 212 Baltimore, MD 21208

Plaintiff,

Hue Le 7916 Old Branch Avenue Clinton, MD 20735

and Phue Dinh Truong

and Douglas E. Compton P.O. Box 1636

Clinton, MD 20735

7916 Old Branch Avenue

Clinton, MD 20735

and

Elaine M. Compton P.O. Box 1636

Clinton, MD 20735

Douglas E. Compton, Jr. P.O. Box 1636 Clinton, MD 20735

Sheryl Rickford, Trustee

and

8957 Edmonston Road, Unit M Greenbelt, MD 20770 and

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

and

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

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest and any and all persons having or claiming to have any interest in the property and premises situate in Prince George's County, known as 7916 Old Branch Avenue and described as Legal Description 6,892.0000 SQ.FT. & IMPS. ASSMT \$328,467 MAP 107 GRID C4 PAR 097 LIB 46719 FL 419 Being known as District 09 Account Number 0979526 on the Tax Roll of the Collector of Taxes.

Defendants

In the Circuit Court for Prince George's County Case No.: C-16-CV-22-001046

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 7916 Old Branch Avenue in Prince George's County, State of Maryland, sold by the Di-rector of Finance for Prince George's County, State of Maryland to GBIF, LLC, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: Legal Description 6,892.0000 SQ.FT. & IMPS. ASSMT \$328,467 MAP 107 GRID C4 PAR 097 LIB 46719 FL 419, District 09 Account Number 0979526 known as 7916 Old Branch Avenue.

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

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

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

True Copy—Test: Mahasin El Amin, Clerk 143583 (12-29,1-5,1-12)

LEGALS

GBIF, LLC c/o Éskin Law, LLC 1700 Reisterstown Road, Suite 212 Baltimore, MD 21208

ORDER OF PUBLICATION

Plaintiff,

Thomas Berhane 7312 Abbington Drive Oxon Hill, MD 20745

7312 Abbington Drive

Oxon Hill, MD 20745

Service, Co., R.A.

and

and Truist Bank S/I/I Farmers Bank of Maryland S/O CSC-Lawyers Incorporating

7 Saint Paul Street, Suite 820

The Estate of Thomas Berhane

S/O Personal Representative

Baltimore, MD 21202 and

Twaun D. Oakes, Trustee 5 Church Circle Annapolis, Md 21401

Katherine L. Barron, Trustee 5 Church Circle Annapolis, MD 21401

and

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

and

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

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest and any and all persons having or claiming to have any interest in the property and premises situate in Prince George's County, known as 7312 Abbington Drive and described as Legal Description 12.748.0000 SO.FT. & IMPS. RIVER EDGE ESTATE LOT 42 BLK A ASSMT \$277,400 LIB 16813 Fl 163 Being known as District 12 Account Number 1300284 on the Tax Roll of the Collector of Taxes. Defendants

In the Circuit Court for Prince George's County Case No.: C-16-CV-22-001012

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 7312 Abbington Drive in Prince George's County, State of Maryland, sold by the Di-rector of Finance for Prince George's County, State of Maryland to GBIF, LLC, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: Legal Description 12,748.0000 SQ.FT. & IMPS. RIVER EDGE ES-12,748.0000 TÂTE LOT 42 BLK A ASSMT \$277,400 LIB 16813 Fl 163, District 12 Account Number 1300284 known as 7312 Abbington Drive.

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

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

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

True Copy—Test: Mahasin El Amin, Clerk 143579 (12-29,1-5,1-12)

THE

PRINCE GEORGE'S POST

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SUBSCRIBE TODAY!

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LENORA MOZELLE WAGNER

Notice is given that Pernell Boyd, whose address is 8502 Branchwood Circle, Clinton, MD 20735, was on December 14, 2022 appointed Per-sonal Representative of the estate of Lenora Mozelle Wagner, who died on August 16, 2020 without a will.

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

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

> PERNELL BOYD Personal Representative

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

143631

Estate No. 122730

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

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

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

LORENZO MALCOM WOOTEN SR Notice is given that Lorenzo Wooten Jr, whose address is 304 Jo Drive, Upper Marlboro, MD 20774, was on October 26, 2022 appointed Personal Representative of the estate of Lorenzo Malcom Wooten Sr who died on September 27, 2022 with a

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 26th day of April, 2023. Any person having a claim against

the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following detection. 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.

LORENZO WOOTEN JR

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

143484

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

UPPER MARLBORO, MD 20773-1729

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

> Substitute Trustees/ Plaintiffs,

Estate No. 126947

Defendant(s). In the Circuit Court for Prince George's County, Maryland Case No. CAEF 22-26630

ARLENE A. DULIN ROBERT A. DULIN (DECEASED)

1013 Harrison Drive Laurel, MD 20707

Notice is hereby given this 16th day of December, 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 1013 Harrison Drive, Laurel, MD 20707, 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 16th day of January, 2023, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 16th day of January, 2023.

The report states the purchase price at the Foreclosure sale to be \$208,000.00.

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

143600

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

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

13140 GRAND VIEW CT. A/R/T/A 13140 GRANDVIEW CT. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated September 30, 2019, recorded in Liber 42669, Folio 433 among the Land Records of Prince George's County, MD, with an original principal balance of \$299,475.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 18, 2023 AT 11:27 AM

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

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

Terms of Sale: A deposit of \$29,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off 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 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.,



auctioneers

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143609 (12-29,1-5,1-12)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

3832 ROCK SPRING DR. **UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust dated November 18, 2019, recorded in Liber 43338, Folio 309 among the Land Records of Prince George's County, MD, with an original principal balance of \$415,850.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 18, 2023 AT 11:29 AM

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

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

Terms of Sale: A deposit of \$41,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle

LEGALS

within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 355507-1)

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

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



ORDER OF PUBLICATION

c/o Eskin Law, LLC 1700 Reisterstown Road, Suite 212

The Estate of George Thomas Lee,

S/O Personal Representative

Mission Hill MD, LLC

Baltimore, MD 21208

George Thomas Lee, Jr.

102 Ellen Drive Reserve, LA 70084

102 Ellen Drive

Ruth A. Lee

102 Ellen Drive

102 Ellen Drive

Reserve, LA 70084

State of Maryland

200 St. Paul Place

Largo, MD 20774

Baltimore, MD 21202

Prince George's County

Department of Finance

Reserve, LA 70084

The Estate of Ruth A. Lee

S/O Personal Representative

Office of the Attorney General

S/O Brian Frosh, Attorney General

S/O Stephen J. McGibbon, Director

1301 McCormick Drive, Suite 1100

All unknown owners of the prop-

erty described Below; all heirs, de-

visees, personal representatives,

and executors, administrators,

grantees, assigns or successors in

right, title, interest and any and all

persons having or claiming to have

any interest in the property and

premises situate in Prince George's

County, known as 727 Booker Drive

and described as Legal Description

4,121.0000 SQ.FT. & IMPS. HIGH-LAND GARDENS LOT 33 BLK E

ASSMT \$211,267 LIB 02807 FL 238

Being known as District 18 Account

Number 2059053 on the Tax Roll of

In the Circuit Court for

Prince George's County

Case No.: C-16-CV-22-001064

The object of this proceeding is to

secure the foreclosure of all rights of redemption from tax sale on the property known as 727 Booker

Drive in Prince George's County, State of Maryland, sold by the Di-

rector of Finance for Prince George's County, State of Maryland to Mission Hill MD, LLC, the Plaintiff.

A DESCRIPTION of the property

in substantially the same form as the

description appearing on the Certificate of Tax Sale is as follows: Legal Description 4,121.0000 SQ.FT. & IMPS. HIGHLAND GARDENS LOT 33 BLK E ASSMT \$211,267 LIB

02807 FL 238, District 18 Account Number 2059053 known as 727

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

It is thereupon this 19th day of December, 2022, by the Circuit Court for Prince George's County, Ordered, that notice be given by the insertion of a copy of this Order in

some newspaper having a general circulation in Prince George's County once a week for three con-

secutive weeks, warning all persons interested in the property to appear in this Court by the 21st day of Feb-

ruary, 2023, and redeem the property 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 to said

property in Fee Simple, free of all liens and encumbrances.

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

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

True Copy—Test: Mahasin El Amin, Clerk

143585

Booker Drive.

Defendants

the Collector of Taxes.

and

Reserve, LA 70084

auctioneers

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

(12-29,1-5,1-12)143610

Plaintiff,

LEGALS

ORDER OF PUBLICATION

c/o Eskin Law, LLC 1700 Reisterstown Road, Suite 212 Baltimore, MD 21208

Plaintiff.

Osaro O. Cox 3106 Geaton Drive Upper Marlboro, MD 20774

and

Safiya A. Brandon 3106 Geaton Drive Upper Marlboro, MD 20774

and

Mortgage Electronic Registration S/O Bill Beckmann, CEO 1818 Library Street, #300 Reston, VA 20190

and

International Title & Escrow, Inc., S/O Bomsu Park, R.A. 3603 Chain Bridge Road, Suite E Fairfax, VA 22030

and

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

and

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

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest and any and all persons having or claiming to have any interest in the property and premises situate in Prince George's County, known as 3106 Geaton Drive and described as Legal Description 51,981.0000 SQ.FT. & IMPS. CABIN BRANCH ACRES LOT 27 BLK B ASSMT \$315,633 LIB 46466 FL 277 Being known as District 15 Account Number 1767136 on the Tax Roll of the Collector of

Defendants

In the Circuit Court for Prince George's County Case No.: C-16-CV-22-001022

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 3106 Geaton Drive in Prince George's County, State of Maryland, sold by the Director of Finance for Prince George's County, State of Maryland to GBIF, LLC, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: Legal Description 51,981.0000 SQ.FT. & IMPS. CABIN BRANCH ACRES LOT 27 BLK B ASSMT \$315,633 LIB 46466 FL 277, District 15 Account Number 1767136 known as 3106 Geaton Drive.

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

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

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

True Copy—Test: Mahasin El Amin, Clerk 143586 (12-29,1-5,1-12)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

12706 CRESTWOOD AVE. SOUTH **BRANDYWINE, MD 20613**

Under a power of sale contained in a certain Deed of Trust dated February 6, 2008, recorded in Liber 31016, Folio 108 among the Land Records of Prince George's County, MD, with an original principal balance of \$544,185.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 18, 2023 AT 11:31 AM

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

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

Terms of Sale: A deposit of \$35,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with 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 recapafter 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 obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 350488-1)

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

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



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143611 (12-29,1-5,1-12)

The Prince George's Post

Serving Prince George's County 301.627.0900

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ELIZABETH ARLENE ELLIS

Notice is given that Paul Ellis, Jr., whose address is 8522 Biscayne Court, Upper Marlboro, MD 20772, was on December 2, 2022 appointed Personal Representative of the estate of Elizabeth Arlene Ellis who died

on September 8, 2022 with a will. Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

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

June, 2023. Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the 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.

PAUL ELLIS, JR. Personal Representative

CERETA A. LEE

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

Estate No. 126630 143485 (12-22,12-29,1-5)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF WANDA ARDEEN OLSON

Notice is given that Marsha S Buss, whose address is 316 Braeburn Glen Court, Millersville, MD 21108, was on October 21, 2022 appointed Personal Representative of the estate of Wanda Ardeen Olson who died on June 5, 2022 with a will.

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

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

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

(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.

MARSHAS BUSS Personal Representative

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

143634

Estate No. 125925 (12-29,1-5,1-12)

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

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

> 2705 MOORES PLAINS BOULEVARD UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Kola Bello-Olatunji, and Pamella Bello-Olatunji, dated April 6, 2007 and recorded in Liber 27990, Folio 176 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$654,892.00, and an original interest rate of 2.704%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JANUARY 17, 2023, AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$51,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchaser. chase 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 f resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

143559 (12-29,1-5,1-12)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

> **3924 ELITE STREET BOWIE, MD 20716**

Under a power of sale contained in a certain Deed of Trust from Lorna Laing, dated October 8, 2010 and recorded in Liber 32206, Folio 401 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$246,983.00, and an original interest rate of 2.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JANUARY** 17, 2023, AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$22,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and 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.

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

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

143560 (12-29,1-5,1-12)

LEGALS

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

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

> **10314 FARRAR AVENUE** CHELTENHAM, MD 20623

Under a power of sale contained in a certain Deed of Trust from John Richardson, dated November 19, 2012 and recorded in Liber 34784, Folio 1 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$252,750.00, and an original interest rate of 4.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JANUARY 17, 2023 AT 11:30 AM 17, 2023, AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$25,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purhase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

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

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 I THE ESTATE OF BERTRAND TREADWELL

Notice is given that Thomas Treadwell, whose address is 20315 Bay Point Place, Montgomery Village, MD 20886, was on December 7, 2022 appointed Personal Representative of the estate of Bertrand Treadwell, who died on October 27, 2022 without a will.

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

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

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

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

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

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

THOMAS TREADWELL Personal Representative

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

143491

Estate No. 127435

(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 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 representative or file it with the Register of Wills with a copy to the under-signed, on or before the earlier of the following dates:

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

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

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

DR. BROOKE COLEY Personal Representative

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

143489

Estate No. 127348

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

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF

IRENE ELIZABETH PERRONE

Notice is given that Brian Gormley, whose address is 10605 Concord Street, Suite 420, Kensington, Maryland 20895, was on October 5, 2022 appointed Personal Representative of the estate of Irene Elizabeth Perrone, who died on February 28, 2018 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal 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 under-signed, on or before the earlier of the following dates:

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

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

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

> **BRIAN GORMLEY** Personal Representative

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

143490

Estate No. 126790

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

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED

IN THE ESTATE OF DWIGHT LAMONT PARKER, SR.

Notice is given that Damion N. Parker, whose address is 1 Wrencrest Ct., Blythewood, SC 29016, was on December 5, 2022 appointed Personal Representative of the estable of the School Company of the S tate 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 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 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 P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

143504

Estate No. 127355

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

LEGALS

THE PRINCE

GEORGE'S POST

Call 301-627-0900

Fax 301-627-6260

<u>143561</u>

TO ALL PERSONS INTERESTED IN THE ESTATE OF SHARON LOUISE CORA

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

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal 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 30th 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

> WILLIAM CORA JR Personal Representative

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

143493

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

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

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 ob-

tained by reviewing the estate file in the office of the Register of Wills or by contacting the personal represen-tative or the attorney. All persons having any objection

to the appointment (or to the 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 of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

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

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

BRIAN C BAGLEY Personal Representative

143486

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)

AXELSON, WILLIAMOWSKY, BENDER & FISHMAN, P.C.

ATTORNEYS AND COUNSELORS AT LAW 1401 Rockville Pike, Suite 650 Rockville, MD 20852 TELEPHONE (301) 738-7657 TELECOPIER (301) 424-0124

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

Improved by premises known as 11748 Crestwood Avenue, Brandywine, MD 20613

By virtue of the power and authority contained in a Deed of Trust from LEÍGHEL DESIREE BROWN and ANSON FREDERICK BROWN, dated March 13, 2019 and recorded in Liber 42008 at Folio 127 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

WEDNESDAY, JANUARY 18, 2023

AT 3:00 P.M.

all that property described in said Deed of Trust as follows:

All that piece or parcel of land situate in Prince George's County, Maryland and described as follows, to wit: Being known and designated as Lots numbered five (5) and six (6) in Block lettered "B:, Plat One, Section One, in the Subdivision known as "Clinton Acres Subdivision", as per plat recorded in Plat Book WWW 34 at Plat No. 79, among the land records of Prince George's County, Maryland. Said property being in the 18th Election District.

Said property is improved by A Dwelling and Is SOLD IN "AS IS

TERMS OF SALE: A deposit of \$16,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 5.625% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by pur-

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property.

In the Event this property is sold and for any reason the sale is not ratified the liability of the Substitute Trustees shall be limited to a refund of the deposit. Upon refund of the deposit the purchaser shall have no further claim against the Substitute Trustees either at law or in equity.

JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY, AND ERICA T. DAVIS

Substitute Trustees, by virtue of Instrument recorded among the land records of Prince George's County, Maryland

Brenda DiMarco, Auctioneer 14804 Main Street Upper Marlboro, MD 20772 Phone#: 301-627-1002 ctioneer's Number # A0011

143555 (12-29,1-5,1-12)

LEGALS

David C. Harty, Esq.

8843 Greenbelt Road, Unit 125

Greenbelt, MD 20770

443-858-1335

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Arlene R Keizer, whose address is 135 Washington Avenue #2, Brooklyn, NY

11205, was on December 13, 2022

appointed Personal Representative

Keizer a/k/a Annette Keizer, who

died on July 29, 2020 without a will.

Further information can be ob-

tained by reviewing the estate file in

the office of the Register of Wills or

by contacting the personal representative or the attorney.

All persons having any objection

to the appointment (or to the probate of the decedent's will) shall file

their objections with the Register of

Wills on or before the 13th day of

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

(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

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.

other delivery of the notice.

ARLENE R KEIZER

CERETA A. LEE REGISTER OF WILLS FOR

P.O. Box 1729

143630

PRINCE GEORGE'S COUNTY

Personal Representative

UPPER MARLBORO, MD 20773-1729

Estate No. 127303

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

June, 2023.

the following dates:

the estate of Annette Rosalie

ANNETTE ROSALIE KEIZER

a/k/a ANNETTE KEIZER

IN THE ESTATE OF

LEGALS

AXELSON, WILLIAMOWSKY, BENDER & FISHMAN, P.C.

ATTORNEYS AND COUNSELORS AT LAW 1401 Rockville Pike, Suite 650 Rockville, MD 20852 TELEPHONE (301) 738-7657 TELECOPIER (301) 424-0124

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE Improved by premises known as

4919 Winthrop Street, Oxon Hill, MD 20745

By virtue of the power and authority contained in a Deed of Trust from LEÓN ANTHONY WARE dated June 25, 2008 and recorded in Liber 29940 at Folio 567 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

WEDNESDAY, JANUARY 18, 2023

AT 3:15 P.M.

all that property described in said Deed of Trust as follows:

Being known and designated as Lot No. Thirty-two (32), in Block lettered "F" in the Subdivision known as "Part of Parcels B & C, Glassmanor", as per plat thereof duly recorded among the Land Records of Prince George's County, Maryland at Plat Book No. 17, Plat No. 55. The improvements thereon being known as No. 4919 Withrop Street.

Said property is improved by A Dwelling and Is SOLD IN "AS IS CONDITION"

TERMS OF SALE: A deposit of \$20,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 3.625% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by pur-

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property.

In the Event this property is sold and for any reason the sale is not ratified the liability of the Substitute Trustees shall be limited to a refund of the deposit. Upon refund of the deposit the purchaser shall have no further claim against the Substitute Trustees either at law or in equity.

JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY, AND ERICA T. DAVIS

Substitute Trustees, by virtue of Instrument recorded among the land records of Prince George's County, Maryland

Brenda DiMarco, Auctioneer 14804 Main Street Upper Marlboro, MD 20772 Phone#: 301-627-1002 Auctioneer's Number # A00116

143556 (12-29,1-5,1-12)

LEGALS

Joseph A. Lynott, III Lynott, Lynott & Parsons, P.A. 11 N. Washington Street, Suite 220 Rockville, Maryland 20850 301-424-5100

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

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 ob-

tained 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 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

(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-

MARGARET C. SHAUGHNESSY

tained from the Register of Wills.

other delivery of the notice.

Personal Representative

REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY

CERETA A. LEE

P.O. Box 1729

following dates:

decedent's death; or

All persons having any objection

IN THE ESTATE OF

NOTICE OF APPOINTMENT NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO CREDITORS

TO ALL PERSONS INTERESTED IN THE ESTATE OF CHERYL ROBINSON EASON

NOTICE TO UNKNOWN HEIRS

Barry R. Fierst, Esq.

200-A Monroe Street, Suite 200

Rockville, MD 20850

301-762-8872

Notice is given that Matthew B. Eason, whose address is 5837 Wyndham Ćir 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 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 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 dècedent's death; or

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

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

MATTHEW B. EASON Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County

P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 127279

143476 (12-22,12-29,1-5)

UPPER MARLBORO, MD 20773-1729 Estate No. 127252 143478 (12-22,12-29,1-5)

Lesley A. Moss, Esq. Oram & Moss, Chartered 1101 Wootton Parkway, Suite 500 Rockville, Maryland 20852 301-652-8600

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF NORMA G. ROSEMAN

Notice is given that Elliot Roseman, whose address is 11306 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 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 undersigned on or before the earlier of the following dates:

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

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

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

ELLIOT J. ROSEMAN Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

P.O. Box 1729

143477

UPPER MARLBORO, MD 20773-1729 Estate No. 127352

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

LEGALS

AXELSON, WILLIAMOWSKY, BENDER & FISHMAN, P.C.

ATTORNEYS AND COUNSELORS AT LAW 1401 Rockville Pike, Suite 650 Rockville, MD 20852 TELEPHONE (301) 738-7657 TELECOPIER (301) 424-0124

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE Improved by premises known as 6517 NORTHAM RD, TEMPLE HILLS, MD 20748

By virtue of the power and authority contained in a Deed of Trust from BRÉNDA J. FUENTES and ESMERALDA CAROLINA FUENTES, dated April 10, 2018 and recorded in Liber 41011 at Folio 274 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

WEDNESDAY, JANUARY 18, 2023

AT 3:05 P.M.

all that property described in said Deed of Trust as follows:

Lot Numbered Eighteen (18), in Block lettered "B", in the subdivision known as "Section One, WOODBERRY FOREST", as per plat thereof recorded among the Land Records of Prince George's County, Maryland, in Plat Book WWW 44, at Plat 18; being in the 6th Election Dis-

Said property is improved by A Dwelling and Is SOLD IN "AS IS CONDITION"

TERMS OF SALE: A deposit of \$12,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 3.750% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by pur-

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property.

In the Event this property is sold and for any reason the sale is not ratified the liability of the Substitute Trustees shall be limited to a refund of the deposit. Upon refund of the deposit the purchaser shall have no further claim against the Substitute Trustees either at law or in equity.

JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY, AND ÉRICA T. DAVIS

Substitute Trustees, by virtue of Instrument recorded among the land records of Prince George's County, Maryland

Brenda DiMarco, Auctioneer 14804 Main Street Upper Marlboro, MD 20772 Phone#: 301-627-1002 Auctioneer's Number #A00116

143557 (12-29.1-5.1-12)

LEGALS

Christopher A. Aragona, Esq. 6130 Oxon Hill Road, Suite 100 Oxon Hill, Maryland 20745 301-567-1100

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **JAMES ROBERT WILLIAMS**

Notice is given that Lolita Seymour, whose address is 2200 Redwood Terrace, Temple Hills, Maryland 20748, was on November 30, 2022 appointed Personal Representative of the estate of James Robert Williams who died on June 24, 2022 with a will.

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

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

May, 2023. Any person having a claim against the decedent must present the claim to the undersigned personal 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.

LOLITA SEYMOUR Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

UPPER MARLBORO, MD 20773-1729 Estate No. 126414 (12-29,1-5,1-12)143633

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 of Wills with a copy to the undersigned on or before the earlier of the following dates:

(1) Six months from the date of the decedent's death; or (2) Two months after the personal

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

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

BRIAN C BAGLEY Personal Representative

143486

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)

THIS COULD BE YOUR AD!

Call 301-627-0900 for a quote.

ORDER OF PUBLICATION

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

Plaintiff

OPHELIA LLC WCP FUND I LLC DANIEL HUERTAS 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 0119024, 9,632.0000 SQ.FT. & IMPS. WEST CHEVERLY LOT 6; ASSMT \$350,000 LIB 41005 FL 337; KNOWN AS 5615 LANDOVER RD HYATTSVILLE MD 20784.

Defendants

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

C-16-CV-22-000831

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

Prince George's County, described as follows: Tax Account No 0119024, 9,632.0000 SQ.FT. & IMPS. WEST CHEVERLY LOT 6; ASSMT \$350,000 LIB 41005 FL 337; KNOWN AS 5615 LANDOVER RD HYATTSVILLE MD 20784.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid It is thereupon this 19th day of December, 2022, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 19th day of January, 2023, warning all persons interested in the property to appear in this Court by the 21st day of February, 2023, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 143567 (12-29,1-5,1-12)

ORDER OF PUBLICATION

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

ARNULFO RODRIGUEZ ARNULFO CANEZA US IMMIGRATION BONDS AND INSURANCE SERVICES INC LEXINGTON NATIONAL INSUR-ANCE CORPORATION Prince George's County, Maryland

AND

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

Prince George's County, described as follows: Tax Account No 1377324, 16,699.0000 SQ.FT. & IMPS. BARN-ABY MANOR OAKS LOT 1 BLK B; ASSMT \$281,600 LIB 40364 FL 596; KNOWN AS 4911 MANOR DR OXON HILL MD 20745. Defendants

In the Circuit Court for

Prince George's County, Maryland Civil Division C-16-CV-22-000837

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following 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 1377324, 16,699.0000 SQ.FT. & IMPS. BARN-ABY MANOR OAKS LOT 1 BLK B; ASSMT \$281,600 LIB 40364 FL 596; KNOWN AS 4911 MANOR DR OXON HILL MD 20745.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid It is thereupon this 19th day of December, 2022, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince ing general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 19th day of January, 2023, warning all persons interested in the property to appear in this Court by the 21st day of February, 2023, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk

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

143568

ORDER OF PUBLICATION

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

Plaintiff

EQUITY PARTNERS REAL ESTATE AND INVESTMENTS LLC VORCAST INC **EAGLEBANK** CHOICE SETTLEMENT GROUP

LLC TRUSTEE 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 1356724. 11,897.0000 SQ.FT. & IMPS. MUR-RAY HILL LOT 42 BLK D; ASSMT \$277,800 LIB 37728 FL 253; KNOWN AS 8106 MURRAY HILL DR FORT WASHINGTON MD

Defendants

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

Civil Division C-16-CV-22-000839

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following 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 1356724, 11,897.0000 SQ.FT. & IMPS. MUR-RAY HILL LOT 42 BLK D; ASSMT \$277.800 LIB 37728 FL 253: KNOWN AS 8106 MURRAY HILL DR FORT WASHINGTON MD

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 19th day of December, 2022, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 19th day of January, 2023, warning all persons interested in the property to appear in this Court by the 21st day of February, 2023, and redeem the property herein described and answer the complaint or thereafter a final judg-ment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN Clerk of the Circuit Court for

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

ORDER OF PUBLICATION

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

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

GERALDINE LOVELL Prince George's County, Maryland

143570

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

Prince George's County, described as follows: Tax Account No 2132678, LOTS 55,56,57. 58. 59.60; 11,716.0000 SO.FT. & IMPS. RIVERDALE HEIGHTS BLK 5; ASSMT \$324,600 LIB 32674 FL 569; KNOWN AS 6224 57TH AVE RIVERDALE MD 20737. Defendants

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

C-16-CV-22-000824

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following 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 2132678, LOTS 55,56,57. 58. 59.60; 11,716.0000 SQ.FT. & IMPS. RIVERDALE HEIGHTS BLK 5; ASSMT \$324,600 LIB 32674 FL 569; KNOWN AS 6224 57TH AVE RIVERDALE MD 20737.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 19th day of December, 2022, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince ing general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 19th day of January, 2023, warning all persons interested in the property to appear in this Court by the 21st day of February, 2023, and redeem the property herein described and answer the complaint or thereafter a final judge. 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

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

True Copy—Test: Mahasin El Amin, Clerk

143587

ORDER OF PUBLICATION

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

Plaintiff

HUNGERFORD REAL ESTATE AND DEVELOPMENT LLC LOAN FUNDER LLC, SERIES 14313 ROCK CREEK TITLE, LLC, TRUSTEE

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 1789718, W 77.19 FT OF LOT A2; 6,883.0000 SQ.FT. & IMPS. FURMANS ADDN TO HY; ASSMT \$397,400 LIB 43944 FL 137; KNOWN AS 4200 EMER-SON ST HYATTSVILLE MD 20781. Defendants

> In the Circuit Court for Prince George's County, Maryland Civil Division C-16-CV-22-000835

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

Prince George's County, described as follows: Tax Account No 1789718, W 77.19 FT OF LOT A2; 6,883.0000 SQ.FT. & IMPS. FURMANS ADDN TO HY; ASSMT \$397,400 LIB 43944 FL 137; KNOWN AS 4200 EMER-SON ST HYATTSVILLE MD 20781.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 19th day of December, 2022, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper hav-ing general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 19th day of January, 2023, warning all persons interested in the property to appear in this Court by the 21st day of February, 2023, and redeem the property herein described and answer the complaint or thereafter a final judg-ment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 143569 (12-29,1-5,1-12)

ORDER OF PUBLICATION

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

Plaintiff

ROCHELLE RENWICK CURTIS 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 1835743, BLDG 2 UNIT 10 6; 2,269.0000 SQ.FT. & IMPS. TOLEDO TER-RACE PRO; ASSMT \$233,900 LIB 13331 FL 572 UNIT 2 - 10; KNOWN AS 3331 TOLEDO TER HY-ATTSVILLE MD 20781 CONDO UNIT: 2 - 106.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division C-16-CV-22-000833

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

Prince George's County, described as follows: Tax Account No 1835743, BLDG 2 UNIT 10 6; 2,269.0000 SQ.FT. & IMPS. TOLEDO TER-RACE PRO; ASSMT \$233,900 LIB 13331 FL 572 UNIT 2 - 10; KNOWN AS 3331 TOLEDO TER HY-ATTSVILLE MD 20781 CONDO UNIT: 2 - 106.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 19th day of December, 2022, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince ing general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 19th day of January, 2023, warning all persons interested in the property to appear in this Court by the 21st day of February, 2023, and redeem the property herein described and answer the complaint or thereafter a final judge. complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 143571 (12-29,1-5,1-12)

ORDER OF PUBLICATION

c/o Eskin Law, LLC 1700 Reisterstown Road, Suite 212 Baltimore, MD 21208

Plaintiff,

Mortgage Electronic Registration

Darnelle Jovan Creese 503 Jurgensen Place Hyattsville, MD 20785

S/O Bill Beckman, CEO

1818 Library Street, #300

Systems, Inc.

Chicago, IL 60604

Baltimore, MD 21202

LEGALS

Reston, VA 20190 Chicago Title Insurance, Trustee

S/O CT Corporation System, R.A. 208 SO LaSalle Street, Suite 814

State of Maryland Office of the Attorney General S/O Brian Frosh, Attorney General 200 St. Paul Place

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

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest and any and all persons having or claiming to have any interest in the property and premises situate in Prince George's County, known as 503 Jurgensen Place and described as Legal Description 1,400.0000 SQ.FT. & IMPS. SUMMERFILD THE RE LOT 28 BLK L ASSMT \$324,467 LIB 46396 FL 470 Being known as District 18 Account Number 3741113 on the Tax Roll of the Collector of Taxes. Defendants

In the Circuit Court for Prince George's County Case No.: C-16-CV-22-001017

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 503 Jurgensen Place in Prince George's County, State of Maryland, sold by the Director of Finance for Prince George's County, State of Maryland to GBIF, LLC, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Cer-tificate of Tax Sale is as follows: Legal Description 1,400.0000 SQ.FT. & IMPS. SUMMERFILD THE RE LOT 28 BLK L ASSMT \$324,467 LIB District 18 Account Number 3741113 known as 503 Jurgensen Place.

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

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

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

True Copy—Test: Mahasin El Amin, Clerk 143574 (12-29,1-5,1-12)

LEGALS

ORDER OF PUBLICATION

GBIF, LLC c/o Éskin Law, LLC 1700 Reisterstown Road, Suite 212 Baltimore, MD 21208

Plaintiff.

Craig T. Dewees 1404 Rich Hill Drive Fort Washington, MD 20744

The Estate of Craig T. Dewees

S/O Personal Representative 1404 Rich Hill Drive Fort Washington, MD 20744

Sharon A. Luzier 1404 Rich Hill Drive Fort Washington, MD 20744

The Estate of Sharon A. Luzier S/O Personal Representative 1404 Rich Hill Drive Fort Washington, MD 20744

and

Beal Bank, SSB S/O CSC-Lawyers Incorporating Service, Co., R.A. 7 Saint Paul Street, Suite 820

LEGALS

Mark H. Wittstadt, Trustee 9409 Philadelphia Road Baltimore, MD 21237

Baltimore, MD 21202

and

9409 Philadelphia Road Baltimore, MD 21237 and State of Maryland

Gerard WM. Wittstadt, Jr., Trustee

Office of the Attorney General S/O Brian Frosh, Attorney General

200 St. Paul Place

Baltimore, MD 21202

and Prince George's County Department of Finance S/\bar{O} Stephen J. McGibbon, Director

1301 McCormick Drive, Suite 1100

Largo, MD 20774 and

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest and any and all persons having or claiming to have any interest in the property and premises situate in Prince George's County, known as 1404 Rich Hill Drive and described as Legal Decription OFF LIV-INGSTON RD 3.8300 ACRES. & IMPS. ASSMT \$260,600 MAP 132 GRID C2 PAR 042 LIB 07875 FL 074 Being known as District 05 Account Number 0391797 on the Tax Roll of the Collector of Taxes.

Defendants

In the Circuit Court for Prince George's County Case No.: C-16-CV-22-001024

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 1404 Rich Hill Drive in Prince George's County, State of Maryland, sold by the Director of Finance for Prince George's County, State of Maryland to GBIF, LLC, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: Legal Description OFF LIVINGSTON RD 3.8300 ACRES. & IMPS. ASSMT \$260,600 MAP 132 GRID C2 PAR 042 LIB 07875 FL 074, District 05 Account Number 0391797 known as 1404 Rich Hill Drive.

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

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

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

True Copy—Test: Mahasin El Amin, Clerk 143572 (12-29,1-5,1-12)

LEGALS

ORDER OF PUBLICATION

o /o Eskin Law, LLC 1700 Reisterstown Road, Suite 212 Baltimore, MD 21208

Plaintiff.

Joyce E. Gorham 2705 Quay Avenue Forestville, MD 20747

The Estate of Joyce E. Gorham S/O Personal Representative 2705 Quay Avenue Forestville, MD 20747

Truist Bank S/I/I SunTrust Bank S/O CSC-Lawyers Incorporating Service CO., R.A. 7 Saint Paul Street, Suite 820 Baltimore, MD 21202

Jovetta Woodard, Trustee 41 Rachel Drive Nashville, TN 37214

41 Rachel Drive

Patrica Robinson, Trustee

Nashville, TN 37214

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

Prince George's County Department of Finance

S/O Stephen J. McGibbon, Director 1301 McCormick Drive, Suite 1100 Largo, MD 20774

and

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest and any and all persons having or claiming to have any interest in the property and premises situate in Prince George's County, known as 2705 Quay Avenue and described as Legal Decription LOT 21 & N HALF OF LOT 20 IMPS 9,375.0000 SQ.FT. & IMPS. PHELPHS ADDN TO FOR BLK 3 ASSMT \$192,900 LIB 06396 FL 803 Being known as District 06 Account Number 0550749 on the Tax

In the Circuit Court for Prince George's County

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 2705 Quay Avenue in Prince George's County, State of Maryland, sold by the Director of Finance for Prince George's County, State of Maryland to GBIF,

in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: Legal Description LOT 21 & N HALF OF LOT 20 IMPS 9,375.0000 SQ.FT. & BLK 3 ASSMT \$192,900 LIB 06396 FL 803. District 06 Account Number 0550749 known as 2705 Quay Av-

The complaint states, among other things, that the amount necessary

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

MAHASIN EL AMIN Clerk of the Circuit Court for

True Copy—Test: Mahasin El Amin, Clerk 143573 (12-29,1-5,1-12)

NOTICE Richard E. Solomon Richard J. Rogers Michael McKeefery Christianna Kersey Kevin Hildebeidel

Linthicum Heights, MD 21090 Substitute Trustees, Plaintiffs

Shelley C. Johnson

12740 Midwood Lane

Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 22-25455

sive weeks before the 16th day of

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

True Copy—Test: Mahasin El Amin, Clerk

THE

GEORGE'S POST Call 301-627-0900 Fax 301-627-6260 SUBSCRIBE

TODAY!

PRINCE

Roll of the Collector of Taxes. Defendants Case No.: C-16-CV-22-001029

LLC, the Plaintiff. A DESCRIPTION of the property IMPS. PHELPHS ADDN TO FOR

for redemption has not been paid.

Prince George's County, Maryland

LEGALS

Kathleen Young 1099 Winterson Road, Suite 301

Shelley C. Johnson, C/O Law Office of Linda Aikens

Bowie, MD 20715

Notice is hereby given this 16th 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, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 16th day of January, 2023, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three succes-

143601 (12-29,1-5,1-12)

January, 2023. The Report of Sale states the amount of the foreclosure sale price to be \$155,000.00. The property sold herein is known as 12740 Midwood Lane, Bowie, MD 20715.

AXELSON, WILLIAMOWSKY, BENDER & FISHMAN, P.C.

Attorneys and Counselors At Law 1401 Rockville Pike, Suite 650 Rockville, MD 20852 TELEPHONE (301) 738-7657 TELECOPIER (301) 424-0124

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE Improved by premises known as 11506 Cosca Park Place, Clinton, MD 20735-4177

By virtue of the power and authority contained in a Deed of Trust from SANDRA R. WILLS, dated March 8, 2005 and recorded in Liber 22005 at Folio 235 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

WEDNESDAY, JANUARY 18, 2023

AT 3:25 P.M.

all that property described in said Deed of Trust as follows:

ALL THAT CERTAIN LOT OR PARCEL OF LAND LYING AND BEING SITUATE IN PRINCE GEORGE'S COUNTY, MARYLAND, MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT NUM-BERED SIXTY-EIGHT (68) IN BLOCK LETTERED "B" IN A SUBDIVI-SION KNOWN AS "PLAT THREE-SECTION THREE, BONIWOOD" AS PER PLAT THEREOF RECORDED IN PLAT BOOK NLP 125 AT PLAT 72, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

Said property is improved by A Dwelling and Is SOLD IN "AS IS CONDÎTIÔN'

TERMS OF SALE: A deposit of \$17,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 4.25% per annum from the date of sale to the date of payment will be paid within ten days after the final rati-

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by pur-

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees "plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property.

In the Event this property is sold and for any reason the sale is not ratified the liability of the Substitute Trustees shall be limited to a refund of the deposit. Upon refund of the deposit the purchaser shall have no further claim against the Substitute Trustees either at law or in equity.

JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY, AND ERICA T. DAVIS

Substitute Trustees, by virtue of Instrument recorded among the land records of Prince George's County, Maryland

Brenda DiMarco, Auctioneer 14804 Main Street Upper Marlboro, MD 20772 Auctioneer's Number # A00116

143558

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

LEGALS

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

Upper Marlboro, Maryland 20773 In The Estate Of: TAKIYAH JAMILA SPRIGGS Estate No.: 125929

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Thomas J. Kokolis for judicial probate for the appointment of a personal represen-

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on March 7, 2023 at 10:30 A.M.

This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

PRINCE GEORGE'S COUNTY Cereta A. Lee P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 PHONE: (301) 952-3250

REGISTER OF WILLS FOR

143623 (12-29,1-5)

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND BEFORE THE REGISTER OF WILLS FOR THE ESTATE OF: ALVIN W LONG JR AKA: ALVIN WASHINGTON

LONG ESTATE NO: 126394

PUBLIC NOTICE TO CAVEAT

TO ALL PERSONS INTERESTED IN THE ABOVE ESTATE:

Notice is given that a petition to caveat has been filed by Laura Jeanne Kolb, 5418 North Ridge Spring Place, Tucson, Arizona 85749, (daughter), challenging the will dated August 15, 2018. You obtain from the Register of Wills the date and time of any hearing on this matter.

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

UPPER MARLBORO, MD 20773 143617 (12-29,1-5)

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY,

MARYLAND P.O. Box 1729 Upper Marlboro, Maryland 20773

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

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate: You are hereby notified that a pe-

tition has been filed by Thomas J. Kokolis for judicial probate for the appointment of a personal represen-

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on March 7, 2023 at 10:30 A.M.

This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

REGISTER OF WILLS FOR Prince George's County CERETA A. LEE P.O. Box 1729 Upper Marlboro, MD 20773-1729 Phone: (301) 952-3250

143624 (12-29,1-5)

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

P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of: **CHIKE MBAMALU** Estate No.: 124172

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Michael J. Winkelman for judicial probate for the appointment of a personal rep-

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on February 1, 2023 at 10:30 A.M.

This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

REGISTER OF WILLS FOR Prince George's County Cereta A. Lee UPPER MARLBORO, MD 20773-1729 PHONE: (301) 952-3250

143618

(12-29,1-5)

143437

LEGALS

GBIE LLC

ORDER OF PUBLICATION

c/o Eskin Law, LLC 1700 Reisterstown Road, Suite 212 Baltimore, MD 21208

Plaintiff.

David Cole 2510 Keating Street Temple Hills, MD 20748

The Estate of David Cole S/O Personal Representative 2510 Keating Street Temple Hills, MD 20748

2510 Keating Street Temple Hills, MD 20748

Janice M. Cole

The Estate of Janice M. Cole S/O Personal Representative 2510 Keating Street Temple Hills, MD 20748

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

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

All unknown owners of the property described Below: all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest and any and all persons having or claiming to have any interest in the property and premises situate in Prince George's County, known as 2510 Keating Street and described as Legal Description 5,190.0000 SQ.FT. & IMPS. HILLCREST HEIGHTS LOT 13 BLK M ASSMT \$222,067 LIB 04543 FL 725 Being known as District 06 Account Number 0642710 on the Tax Roll of the Collector of Taxes. Defendants

In the Circuit Court for Prince George's County Case No.: C-16-CV-22-001018

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 2510 Keating Street in Prince George's County, State of Maryland, sold by the Distance George County, rector of Finance for Prince George's County, State of Maryland to GBIF, LLC, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: Legal Description 5,190.0000 SQ.FT. & IMPS. HILLCREST HEIGHTS LOT 13 BLK M ASSMT \$222,067 LIB 04543 FL 725, District 06 Account Number 0642710 known as 2510 Keating Street.

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

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

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

True Copy—Test: Mahasin El Amin, Clerk 143575 (12-29,1-5,1-12)

ORDER OF PUBLICATION

GBIF, LLC c/o Eskin Law, LLC 1700 Reisterstown Road, Suite 212 Baltimore, MD 21208

Plaintiff,

Ginger Dobbins AKÄ Ginger H. Johnson 5608 Malvern Way Capitol Heights, MD 20743

Mortgage Electronic Registration Systems, Inc. S/O Bill Beckmann, CEO 1818 Library Street, #300 Reston, VA 20190

and

Tysons, VA 22102 and State of Maryland

Office of the Attorney General

Tom Wood, Trustee

7940 Jones Branch Drive

200 St. Paul Place Baltimore, MD 21202 and Prince George's County Department of Finance

S/O Stephen J. McGibbon, Director

1301 McCormick Drive, Suite 1100

S/O Brian Frosh, Attorney General

Largo, MD 20774

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest and any and all persons having or claiming to have any interest in the property and premises situate in Prince George's County, known as 5608 Malvern Way and described as Legal Description 1,500.0000 SQ.FT. & IMPS. LONDON WOODS PLAT LOT 69-5 ASSMT \$195,433 LIB 16618 FL 287 Being known as District 18 Account Number 2030104 on the Tax Roll of the Collector of Taxes.

Defendants

In the Circuit Court for Prince George's County Case No.: C-16-CV-22-001026

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 5608 Malvern Way in Prince George's County, State of Maryland, sold by the Di-rector of Finance for Prince George's County, State of Maryland to GBIF, LLC, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: Legal Description 1,500.0000 SQ.FT. & IMPS. LONDON WOODS PLAT 433 LIB 16618 FL 287, District 18 Account Number 2030104 known as 5608 Malvern Way.

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

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

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

True Copy—Test: Mahasin El Amin, Clerk (12-29,1-5,1-12) 143577



LEGALS

PUBLIC HEARING CITY OF LAUREL MAYOR AND CITY COUNCIL MONDAY, JANUARY 9, 2023 LAUREL MUNICIPAL CENTER 8103 SANDY SPRING ROAD LAUREL, MD 6:00 P.M.

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

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 be in-person.

nicipal 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.

In-person meetings are held in the City Council Chambers of the Laurel Mu-

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

LEGALS

ORDER OF PUBLICATION

GBIF, LLC c/o Eskin Law, LLC 1700 Reisterstown Road, Suite 212 Baltimore, MD 21208

Plaintiff,

Karen M. Blau 9204 Van Fleet Court Laurel, MD 20708

and

USAA Federal Savings Bank S/O Authorized Agent 10750 McDermott Freeway San Antonio, TX 78288

San Antonio, TX 78288

Michael J. Broker, Trustee 10750 McDermott Freeway

and State of Maryland Office of the Attorney General S/O Brian Frosh, Attorney General

200 St. Paul Place Baltimore, MD 21202

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

and

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest and any and all persons having or claiming to have any interest in the property and premises situate in Prince George's County, known as 9204 Van Fleet Court and described as Legal Description 1,920.0000 SQ.FT. & IMPS. MONTPELIER HILLS- LOT 3 BLK R Being known as District 10 Account Number 1000496 on the Tax Roll of the Collector of Taxes.

Defendants In the Circuit Court for

Prince George's County Case No.: C-16-CV-22-001020

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 9204 Van Fleet Court in Prince George's County, State of Maryland, sold by the Director of Finance for Prince George's County, State of Maryland to GBIF, LLC, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: Legal Description 1,920.0000 SQ.FT. & IMPS. MONTPELIER HILLS-LOT 3 BLK R, District 10 Account Number 1000496 known as 9204 Van Fleet Court.

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

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

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

True Copy—Test: Mahasin El Amin, Clerk 143576 (12-29,1-5,1-12)

ORDER OF PUBLICATION

GBIF, LLC c/o Eskin Law, LLC 1700 Reisterstown Road, Suite 212 Baltimore, MD 21208

Plaintiff,

Charles P. Barnes, Trustee of the Russell S. Barnes Irrevocable Medicaid Qualifying Trust 7341 Saint Joseph Place

and

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

Hughesville, MD 20637

and

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

and

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest and any and all persons having or claiming to have any interest in the property and premises situate in Prince George's County, known as 1231 Van Buren Drive and described as Legal Description FOREST 29,034.0000 SQ.FT. & IMPS. FORT WASHINGTON FO LOT 7 BLK M ASSMT \$290,000 LIB 41489 Fl 391 Being known as District 05 Account Number 0277269 on the Tax Roll of the Collector of Taxes.

Defendants

In the Circuit Court for Prince George's County Case No.: C-16-CV-22-001011

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 1231 Van Buren Drive in Prince George's County, State of Maryland, sold by the Director of Finance for Prince George's County, State of Maryland to GBIF, LLC, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: Legal Description FOREST 29,034.0000 SO.FT. & IMPS. FORT WASHING-TON FO LOT 7 BLK M ASSMT \$290,000 LIB 41489 Fl 391, District 05 Account Number 0277269 known as 1231 Van Buren Drive.

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

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

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

True Copy—Test: Mahasin El Amin, Clerk 143578 (12-29,1-5,1-12)

> Serving Prince George's County Since 1932

LEGALS

OFFICIAL NOTICE OF RECONVENED MEETING

The Springfield Manor Homeowner Association, Inc., located in Bowie, MD, 2022 Annual Meeting originally called for November 29, 2022, will be reconvened on January 24, 2023 at 7:00 PM via Zoom. At this January 24, 2023 meeting, the members present in person or by proxy will constitute quorum. A majority of the members present in person or by proxy may approve or authorize the proposed action at the additional meeting and may take any other action which could have been taken at the original meeting if a sufficient number of members had been present. Homeowners in Springfield Manor are encouraged to attend this reconvened meeting.

143641

THE PRINCE GEORGE'S POST NEWS-PAPER

CALL 301-627-0900

o r

FAX 301-627-6260

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

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

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

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

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

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

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

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

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

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

(12-22,12-29,1-5) <u>143427</u>

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF NOAMI THERESA PROCTOR

Notice is given that Johnette Shawn Hill, whose address is 11401 Mary Catherine Drive, Clinton, MD 20735, and Gregory D Proctor, whose address is 13610 Valley Way, Hughesville, MD 20637, were on December 9, 2022 appointed Co-Personal Representatives of the estate of 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

143487

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 126426

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF DELORIS LACEY TYER

Notice is given that Karen Tyer Bowens, whose address is 3207 Saville Lane, Mitchellville, MD 20721, and Byron Keith Tyer, whose address is 622 Brookedge Court, 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 May, 2023.

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

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

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

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be ob-tained 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

143488

UPPER MARLBORO, MD 20773-1729 Estate No. 126951 (12-22,12-29,1-5)

LEGALS

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

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

> 12810 BELHURST LANE **BOWIE, MD 20715**

Under a power of sale contained in a certain Deed of Trust from 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 dwelling.

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

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

<u>143428</u> (12-22,12-29,1-5)

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LEGALS

NOTICE

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

Substitute Trustees/

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

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

Notice is hereby given this 6th day of December, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6010 Belwood Street, District Heights, MD 20747, made and reported by the Substitute Trustoe will be ATTELED tute 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

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

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

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NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **DESIRA CONTEE**

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

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

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

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

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

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

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

CHARNETTA CONTEE Personal Representative

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

Estate No. 126592

143492 (12-22,12-29,1-5)

LEGALS

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

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

1736 DUTCH VILLAGE DRIVE LANDOVER, MD 20785

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

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

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

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

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

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

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

LEGALS

Dalia Alezra, Esq.

124 South Street

Annapolis, MD 21401

410-268-9246

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Joseph Miller, whose address is 8072 Wood Home Circle, Pasadena, MD 21122, was on

December 9, 2022 appointed Per-

sonal Representative of the estate of Rita E. Miller, who died on Novem-

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 9th 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 decedent 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 obtained the claim forms may be obtained.

other delivery of the notice.

ber 25, 2022 without a will.

tative or the attorney.

the following dates:

decedent's death; or

June, 2023.

IN THE ESTATE OF

RITA E. MILLER

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JUANITA HARPER

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

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

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

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

> VENCERITA GILLIAM Personal Representative

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

143627

Upper Marlboro, MD 20773-1729

143628

Estate No. 127424

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

JOSEPH MILLER

Personal Representative

tained from the Register of Wills.

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

> Estate No. 127460 (12-29,1-5,1-12)

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 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 \$ 6638.08. The property sold herein is One 646,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declara-tion) 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)

LM File No.: 1685-00001-Hopkins

LEWIS MCDANIELS, LLC 50 Citizens Way Suite 305

Frederick, MD 21701 **ORDER OF PUBLICATION**

Asha Hopkins,

Plaintiff,

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. High-bridge Estates Lot 4 Blk D Assmt \$319,300 Lib 12614 Fl 257 and being identified on the Tax Roll as Parcel ID: 14-1615525, and which may be known as 13240 Old Chapel Rd., Bowie, MD 20720, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, described as 22,388.0000 Sq.Ft. & Imps. Highbridge Estates Lot 4 Blk D Assmt \$319,300 Lib 12614 Fl 257 and being identified on the Tax Roll as Parcel ID: 14-1615525, and which may be known as 13240 Old Chapel Kd., Bowie, MD 20720,

Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-22-000545 (TAX SALE)

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

described as 22,388.0000 Sq.Ft. & Imps. Highbridge Estates Lot 4 Blk D Assmt \$319.300 Lib 12614 Fl 257 and being identified on the Tax Roll as Parcel ID: 14-1615525, and which may be known as 13240 Old Chapel Rd., Bowie, MD 20720.

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

It is thereupon this 12th day of December, 2022, by the Circuit Court for Prince George's County, 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 HARBOR PROPERTY OWNER'S ASSOCIA-TION, INC.

Plaintiff

Janice Henley And Sarah R. Holt Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF 22-26692

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

The Report of Sale states the amount of the foreclosure sale to be \$ 4502.12. The property sold herein is One 272,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units num the 210 Salitatata 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—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

Plaintiff,

Asha Hopkins,

Bernard I. Proctor; Elizabeth S. Proctor; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as 3.1500 Acres. & Imps. Assmt \$203,167 Map 156 Grid D3 Par 089 Lib 05104 Fl 943 and being identified on the Tax Roll as Parcel ID: 11-1142843, and which may be known as 15509 Brandywine Rd., Brandywine, MD 20613, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, described as 3.1500 Acres. & Imps. Assmt \$203,167 Map 156 Grid D3 Par 089 Lib 05104 FI 943 and being identified on the Tax Roll as Parcel D1.11.1142843. and which may be ID: 11-1142843, and which may be known as 1000, 2001, Brandywine, MD 20613, Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-22-000544

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:,

(TAX SALE)

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 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)

Serving **Prince** George's **County Since** 1932

LEGALS

LM File No.: 1627-00001-Huaringa Hilario

LEWIS MCDANIELS, LLC 50 Citizens Way Frederick, MD 21701

AMENDED ORDER OF PUBLICATION

Any M. Huaringa Hilario, Plaintiff,

Tiffany A. Johnson, Personal Repre-

sentative of the Estate of Charles P. Iones: 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 FI 234 and being identified on the Tax Roll as Parcel ID: 14-1632868, and which may be known as 10805 Electric Ave., Glenn Dale, MD 20769, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, described as 1.0000 Acres. Assmt \$18,700 Map 045 Grid B3 Par 116 Lib 02448 Fl 234 and being identified on the Tax Roll as Parcel ID: 14-1632868, and which may be known as 10805 Electric Ave., Glenn Dale, MD 20769,

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-22-000231 (TAX SALE)

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

described as 1.0000 Acres. Assmt \$18,700 Map 045 Grid B3 Par 116 Lib 02448 Fl 234 and being identified on the Tax Roll as Parcel ID: 14-1632868, and which may be known as 10805 Electric Ave., Glenn Dale, MD 20769.

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

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

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

True Copy—Test: Mahasin El Amin, Clerk

clear of all encumbrances

143457 (12-22,12-29,1-5)

LM File No.: 1403-00002-Blue Mountain Group, LLC

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

ORDER OF PUBLICATION

Blue Mountain Group, LLC, Plaintiff,

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 Å 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

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-22-000650 (TAX SALE)

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 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 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 pro-bate 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 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.

MARK J BORCHARDT Personal Representative

CERETA A. LEE

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

Estate No. 125487 143479 (12-22,12-29,1-5)

LEGALS

LM File No.: 1403-00001-Blue Mountain Group, LLC

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

ORDER OF PUBLICATION

Blue Mountain Group, LLC,

Clinton Acres, LLC; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as (set Up New D1 in Err At Time Of plt 2001) .5200 Acres Assmt \$34,833 Map 134 Grid F2 Par 085 Lib 13588 Fl 341 and being identified on the Tax Roll as Parcel ID: 11-3382280, and which may be known as Vacant lot on Crestwood Dr., Brandywine, MD 20613, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, described as (set Up New D1 in Err At Time Of plt 2001) .5200 Acres Assmt \$34,833 Map 134 Grid F2 Par 085 Lib 13588 Fl 341 and being identified on the Tax Roll as Parcel ID: 11-3382280, and which may be known as Vacant lot on Crestwood Dr., Brandywine, MD 20613,

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-22-000648 (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 (set Up New D1 in Err At Time Of plt 2001) .5200 Acres Assmt \$34,833 Map 134 Grid F2 Par 085 Lib 13588 Fl 341 and being identified on the Tax Roll as Parcel ID: 11-3382280, and which may be known as Vacant lot on Crestwood Dr., Brandywine, MD 20613.

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

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

(12-22,12-29,1-5) 143459

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 undersigned on or before the earlier of the following dates:

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

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

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

THEO OGBEBOR Personal Representative

CERETA A. LEE

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

Estate No. 126907 143480 (12-22,12-29,1-5) 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, Maryland, described as Lots 57.58 4,000.0000 Sq.Ft. Spaulding Heights Blk 1 and being identified on the Tax Roll as Parcel ID: 06-0423210, and which may be known as 1525 Pacific Ave., Capitol Heights, MD 20743, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, described as Lots 57.58 4,000.0000 Sq.Ft. Spaulding Heights Blk 1 and being identified on the Tax Roll as Parcel ID: 06-0423210, and which may be known as 1525 Pacific Ave.,

Capitol Heights, MD 20743, Defendants

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-22-000672 (TAX SALE)

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

described as Lots 57.58 4,000.0000 Sq.Ft. Spaulding Heights Blk 1 and being identified on the Tax Roll as Parcel ID: 06-0423210, and which may be known as 1525 Pacific Ave., Capitol Heights, MD 20743.

The Complaint states, among other things, that the amounts necessary for the redemption have not been paid. It is thereupon this 12th day of December, 2022, by the Circuit Court

for Prince George's County, Mary-ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince Ğeorge'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.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 18th day of April, 2023.

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

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

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

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

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)

ENACTED BILLS

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

CB-011-2022 (DR-2) - AN ACT CONCERNING OFF-ROAD VEHICLES for the purpose of increasing the civil penalties for a violation regarding off-road vehicles; providing for impoundment as a civil violation as a certain offense, in addition to the existing police powers of impoundment set forth in the Prince George's County Code; providing that the County Police Department may impound [any] certain offroad vehicles used in certain violations of Division 19, pursuant to the provisions of Division 18 of this Subtitle; and generally relating to offroad vehicles.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

CB-014-2022 (DR-2) - AN ACT CONCERNING ACCESSORY DISPOSABLE FOOD SERVICE WARE for the purpose of providing for certain definitions; providing for certain prohibited acts; providing for a certain temporary waiver; providing for education and outreach; providing for enforcement; and generally regarding accessory disposable food service ware.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

CB-033-2022 (DR-2) - AN ACT CONCERNING PREVAILING WAGE EXPANSION for the purpose of expanding prevailing wage requirements to include rehabbing, resurfacing, pavement milling, routine operations and mechanical systems service contracts; adopting the State prevailing wage law regarding the contract threshold limit; amending the definition of a public works project to include projects that receive in whole or part a payment in lieu of taxes; and requiring best efforts to hire Prince George's County residents for at least 25% of the new jobs to complete the contract for construction that exceeds the prevailing wage threshold limit.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

CB-037-2022 - AN ACT CONCERNING AMENDMENT OF SECTIONS 308 AND 406, CHARTER OF PRINCE GEORGE'S COUNTY for the purpose of proposing an amendment to Sections 308 and 406 of the Charter of Prince George's County to have the compensation of the County Council members and the County Executive comply with State

APPROVED BY A MAJORITY OF THE VOTERS AT THE REFERENDUM ON 11/8/2022, AS CERTIFIED BY THE BOARD OF ELECTIONS ON 12/1/2022. EFFECTIVE: 12/1/2022

CB-38-2022 (DR-2) - AN ACT CONCERNING AMENDMENT OF SECTIONS 201, 202, 305, 306, 307, 307B, 310, 311, 313, 316, 319, 401, 402, 404, 405, 407, 408, 409, 411, 412, 603, 817, 819, 906, 907, 1001, 1002, 1003, 1004, 1005, 1017, CHARTER OF PRINCE GEORGE'S COUNTY for the purpose of proposing an amendment to Sections 201, 202, 305, 306, 307, 307B, 310, 311, 313, 316, 319, 401, 402, 404, 405, 407, 408, 409, 411, 412, 603, 817, 819, 906, 907, 1001, 1002, 1003, 1004, 1005, 1017, Charter of Prince George's County to provide for gender neutral language in several sections throughout the Charter.

APPROVED BY A MAJORITY OF THE VOTERS AT THE REFERENDUM ON 11/8/2022, AS CERTIFIED BY THE BOARD OF ELECTIONS ON 12/1/2022. EFFECTIVE: 12/1/2022

CB-39-2022 - AN ACT CONCERNING AMENDMENT OF SECTION 607, CHARTER OF PRINCE GEORGE'S COUNTY for the purpose of proposing an amendment to Section 607 of the Charter of Prince George's County to include County law for the encouragement and support of local and minority businesses consistent with requirements of Federal, State, and County law; and generally regarding local and minority businesses.

APPROVED BY A MAJORITY OF THE VOTERS AT THE REFERENDUM ON 11/8/2022, AS CERTIFIED BY THE BOARD OF ELECTIONS ON 12/1/2022. EFFECTIVE: 12/1/2022

CB-41-2022 (DR-2) - AN ACT CONCERNING BORROWING TO FI-NANCE CAPITAL PROJECTS FOR PRINCE GEORGE'S COMMU-NITY COLLEGE for the purpose of authorizing Prince George's County, Maryland, to borrow money upon its full faith and credit at any time and from time to time, in an aggregate principal amount not exceeding \$64,611,000 to finance the design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation, or repair of Community College Facilities, including the acquisition and development of sites therefor, the architectural and engineering service s incident thereto, and the acquisition and installation of necessary fixed permanent equipment therefor, prescribing terms and conditions upon which bonds issued pursuant to this Act shall be issued and sold and other incidental details with respect thereto; providing generally for the issuance of such bonds and providing for such borrowing to be submitted to a referendum of the legal voters of the County.

APPROVED BY A MAJORITY OF THE VOTERS AT THE REFERENDUM ON 11/8/2022, AS CERTIFIED BY THE BOARD OF ELECTIONS ON 12/1/2022. EFFECTIVE: 12/1/2022

CB-42-2022 (DR-2) - AN ACT CONCERNING BORROWING TO FINANCE CAPITAL PROJECTS FOR COUNTY BUILDINGS for the purpose of authorizing Prince George's County, Maryland, to borrow money upon its full faith and credit at any time and from time to time, in an aggregate principal amount not exceeding \$51,939,000 to finance the design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation, or repair of County Buildings, including the acquisition and development of sites therefor, the architectural and engineering services incident thereto, and the acquisition and installation of necessary fixed permanent equipment therefor, prescribing terms and conditions upon which bonds issued pursuant to this Act shall be issued and sold and other incidental details with respect thereto; providing generally for the issuance of such bonds and providing for such borrowing to be submitted to a referendum of the legal voters of the County.

APPROVED BY A MAJORITY OF THE VOTERS AT THE REFERENDUM ON 11/8/2022, AS CERTIFIED BY THE BOARD OF ELECTIONS ON 12/1/2022. EFFECTIVE: 12/1/2022

CB-43-2022 (DR-2) - AN ACT CONCERNING BORROWING TO FINANCE CAPITAL PROJECTS FOR LIBRARY FACILITIES for the purpose of authorizing Prince George's County, Maryland, to borrow money upon its full faith and credit at any time and from time to time, in an aggregate principal amount not exceeding \$9,258,000 to finance the design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation, or repair of Library Facilities, including the acquisition and development of sites therefor, the architectural and engineering services incident thereto, and the acquisition and installation of necessary fixed permanent equipment therefor, prescribing terms and conditions upon which bonds issued pursuant to this Act shall be issued and sold and other incidental details with respect thereto; providing generally for the issuance of such bonds and providing for such borrowing to be submitted to a referendum of the legal voters of the County.

APPROVED BY A MAJORITY OF THE VOTERS AT THE REFERENDUM ON 11/8/2022, AS CERTIFIED BY THE BOARD OF ELECTIONS ON 12/1/2022. EFFECTIVE: 12/1/2022

CB-44-2022 (DR-2) - AN ACT CONCERNING BORROWING TO FI-NANCE CAPITAL PROJECTS FOR PUBLIC WORKS AND TRANS-PORTATION FACILITIES for the purpose of authorizing Prince George's County, Maryland, to borrow money upon its full faith and credit at any time and from time to time, in an aggregate principal amount not exceeding \$208,686,000 to finance the design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation, or repair of Public Works and Transportation Facilities, including the acquisition and development of sites therefor, the architectural and engineering services incident thereto, and the acquisition and installation of necessary fixed permanent equipment therefor, prescribing terms and conditions upon which bonds issued pursuant to this Act shall be issued and sold and other incidental details with respect thereto; providing generally for the issuance of such bonds and providing for such borrowing to be submitted to a referendum of the legal voters.

LEGALS

APPROVED BY A MAJORITY OF THE VOTERS AT THE REFERENDUM ON 11/8/2022, AS CERTIFIED BY THE BOARD OF ELECTIONS ON 12/1/2022. EFFECTIVE: 12/1/2022

CB-45-2022 (DR-2) - AN ACT CONCERNING BORROWING TO FINANCE CAPITAL PROJECTS FOR PUBLIC SAFETY FACILITIES for the purpose of authorizing Prince George's County, Maryland, to borrow money upon its full faith and credit at any time and from time to time, in an aggregate principal amount not exceeding \$45,925,000 to finance the design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation, or repair of Public Safety Facilities (including Fire Department Facilities), including the acquisition and development of sites therefor, the architectural and engineering services incident thereto, and the acquisition and installation of necessary fixed permanent equipment therefor, prescribing terms and conditions upon which bonds issued pursuant to this Act shall be issued and sold and other incidental details with respect thereto; providing generally for the issuance of such bonds and providing for such borrowing to be submitted to a referendum of the legal vot-

APPROVED BY A MAJORITY OF THE VOTERS AT THE REFERENDUM ON 11/8/2022, AS CERTIFIED BY THE BOARD OF ELECTIONS ON 12/1/2022. EFFECTIVE: 12/1/2022

CB-46-2022 (DR-2) - AN ACT CONCERNING AMENDMENT OF SECTION 603, CHARTER OF PRINCE GEORGE'S COUNTY for the purpose of proposing an amendment to Section 603 of the Charter of Prince George's County to amend the requirements regarding public notice for bids or proposals that shall be advertised on a publicly available website designated by the County Purchasing Agent, and in any other manner determined by the County Code; to provide that such purchases and contracts shall be made from or awarded to the responsive and responsible bid that is most favorable to the County with respect to "best value", including technical requirements, diversity of suppliers, and costs, as defined in the Code; to provide for bonding and generally regarding competitive bidding.

APPROVED BY A MAJORITY OF THE VOTERS AT THE REFERENDUM ON 11/8/2022, AS CERTIFIED BY THE BOARD OF ELECTIONS ON 12/1/2022. EFFECTIVE: 12/1/2022

CB-48-2022 (DR-2) - AN ACT CONCERNING AMENDMENT OF SECTION 307, CHARTER OF PRINCE GEORGE'S COUNTY for the purpose of proposing an amendment to Section 307 of the Charter of Prince George's County to provide that an at-large Council member shall have been a qualified voter of Prince George's County for at least one year immediately preceding their general election; to provide that Council members representing one of the nine Council districts shall have been a qualified voter of their respective Council district for at least one year immediately preceding their general election; and to provide that in an election year immediately following an approved decennial redistricting plan changing the boundaries of any Council district, the one year residency requirement immediately preceding the general election shall not apply if a person is deemed a qualified voter but no longer resides in their former Council district because of a boundary change in the approved decennial redistricting plan. Such person shall have resided in their former Council district for at least one year immediately preceding their general election and shall reside in the same Council district as changed in the approved decennial redistricting plan by the deadline for filing a certificate of candidacy; and generally regarding Council member election and residency requirements.

APPROVED BY A MAJORITY OF THE VOTERS AT THE REFERENDUM ON 11/8/2022, AS CERTIFIED BY THE BOARD OF ELECTIONS ON 12/1/2022. EFFECTIVE: 12/1/2022

<u>CB-51-2022 (DR-3) - AN ACT CONCERNING DIVERSITY AND EQUITY POLICY IN PUBLICLY SUBSIDIZED DEVELOPMENT PROJECTS</u> for the purpose of establishing a diversity and equity policy for publicly subsidized development projects under certain circumstances.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

<u>CB-53-2022 (DR-2) - AN ACT CONCERNING FOOD TRUCK LO-CATIONS</u> for the purpose of eliminating Food Truck Hubs and authorizing Food Truck vending in certain locations in Prince George's County. ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE:

12/27/2022

CB-57-2022 - AN ACT CONCERNING REVITALIZATION TAX CREDITS FOR MAJOR TRANSIT-ORIENTED DEVELOPMENT PROJECTS for the purpose of establishing a revitalization tax credit and tax credit district for Major Transit-Oriented Development Projects.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

CB-59-2022 (DR-2) - AN ACT CONCERNING ELECTRIC CHARG-ING STATIONS for the purpose of requiring the Department of Permitting, Inspections, and Enforcement (DPIE) to implement a review process for permits to install electric vehicle charging stations at single family and multi-family homes.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

CB-60-2022 (DR-2) - AN ORDINANCE CONCERNING ADMINISTRATION-STANDARD REVIEW PROCEDURES -DEVELOPMENT APPLICATIONS -NOTIFICATION -INFORMATIONAL MAILING for the purpose of amending the Zoning Ordinance to provide for electronic informational mailing registry for any interested County resident; providing for electronic informational mailings to be provided by the Maryland-National Capital Park and Planning Commission, and providing compliance requirements for prospective development applicants

ENACTED: 10/25/2022; EFFECTIVE: 12/12/2022

CB-61-2022 (DR-2) - AN ORDINANCE CONCERNING ADMINISTRATION-DEVELOPMENT APPLICATIONS-STANDARD REVIEW PROCEDURES-PRE-APPLICATION NEIGHBORHOOD MEETING REQUIREMENTS for the purpose of amending the Zoning Ordinance to require electronic distribution of pre-application neighborhood meeting summaries to attendees at the meeting that provide email contact information.

ENACTED: 10/25/2022; EFFECTIVE: 12/12/2022

CB-62-2022 (DR-3) - AN ACT CONCERNING THE PRINCE GEORGE'S COUNTY SMALL BUSINESS CAPITAL AND GROWTH STIMULUS PROGRAM for the purpose of establishing a Prince George's County Small Business Capital and Growth Stimulus Program to increase growth and access to capital for Prince George's County's small business community.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

CB-63-2022 (DR-2) - AN ACT CONCERNING THE PRINCE GEORGE'S COUNTY SURETY BONDING PROGRAM for the purpose of establishing a Prince George's County Surety Bonding Program to increase capacity and contracting opportunities for Prince George's County's small business community.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

CB-67-2022 (DR-3) - AN ACT CONCERNING ELECTRIC VEHICLE CHARGING STATIONS for the purpose of providing the intent for regulating the safety and security of persons using electric vehicle charging stations; providing for definitions; providing for lighting; providing for solar panels; providing for security by an emergency callbox; providing for security through security cameras; providing for additional types of safety and security; providing for posting and signage; providing for shelter; providing for aesthetics; providing for vandalism; providing for a lock box; providing for the enforcement of this Act; providing for a severability clause; and generally regarding electric vehicles charging station safety and security.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

LEGALS

CB-68-2022 (DR-4) - AN ORDINANCE CONCERNING THE ZON-ING ORDINANCE OF PRINCE GEORGE'S COUNTY-OMNIBUS CORRECTIVE BILL for the purpose of reconciling certain terms, procedures, and other language of the new Zoning Ordinance, being Chapter 27, 2018 Laws of Prince George's County, and adopted as CB-13-2018 Attachment A on October 23, 2018; revising certain procedures and regulations; and adding clarification language to effectuate successful implementation and met the County's goals for a new, modern, streamlined Zoning Ordinance.

ENACTED: 10/25/2022; EFFECTIVE: 12/12/2022

CB-69-2022 (DR-2) - AN ORDINANCE CONCERNING M-X-T ZONE TRANSITION for the purpose of enabling properties that were in the M-X-T Zone prior to the effective date of the new zoning ordinance to elect to conform to the requirement of the C-G-O Zone.

ENACTED: 10/25/2022; EFFECTIVE: 12/12/2022

CB-70-2022 (DR-3) - AN ACT CONCERNING PRINCE GEORGE'S COUNTY BUSINESS START-UP PERSONAL PROPERTY TAX CREDIT for the purpose of establishing a Prince George's County Business Start-up Personal Property Tax Credit to stimulate growth of county-based start-up companies owned by county residents.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

CB-71-2022 - AN ORDINANCE CONCERNING APARTMENT HOUSING FOR ELDERLY OR PHYSICALLY DISABLED FAMILIES for the purpose of permitting, by special exception, increased density in the Local Transit Oriented - Edge (LTO-E) Zone for multifamily senior citizen dwellings.

ENACTED: 10/25/2022; EFFECTIVE: 12/12/2022

<u>CB-72-2022 (DR-2) - AN ACT CONCERNING CODE ENFORCE-MENT AND PENALTIES</u> for the purpose of making amendments to certain code enforcement provisions related to violations and increasing fines in the County.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

<u>CB-74-2022 (DR-2) - AN ACT CONCERNING NORTHERN GATE-WAY BUSINESS IMPROVEMENT DISTRICT</u> for the purpose of establishing a business improvement district in the Northern Gateway; establishing guidelines for the District and authorize a district corporation to manage the district; authorizing a tax on nonexempt property located in the District to finance the operations of the district corporation.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

<u>CB-75-2022 (DR-2) - AN ACT CONCERNING CLEAN ENERGY LOAN PROGRAM LOCAL BUSINESS OPPORTUNITIES</u> for the purpose of increasing local business economic opportunities in the Clean Energy Loan Program.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

<u>CB-76-2022 (DR-2) - AN ORDINANCE CONCERNING GAS STATIONS</u> for the purpose of requiring special exception approval for Gas Stations in certain zones, and revising the requirements for approval of a special exception for Gas Stations.

ENACTED: 10/25/2022; EFFECTIVE: 12/12/2022

CB-78-2022 (DR-2) - AN ORDINANCE CONCERNING ZONING-GENERAL PROVISIONS-TRANSITIONAL PROVISIONS for the purpose of clarifying and updating the scope of the Transitional Provisions of the Zoning Ordinance of Prince George's County, being also Chapter 37, 2018 Laws of Prince George's County, Maryland (CB-013-2018), as amended by Chapter 53, 2021 Laws of Prince George's County, Maryland (CB-098-2021).

ENACTED: 10/25/2022; EFFECTIVE: 12/12/2022

CB-75-2022 (DR-2) - AN ORDINANCE CONCERNING ZONING-ZONES AND ZONE REGULATIONS-PRINCIPAL USES-SPLIT-ZONED PROPERTY for the purpose of clarifying the development regulations and use tables applicable to the development lots that were split zoned as a result of approval of the Countywide Map Amendment by the District Council.

ENACTED: 10/25/2022; EFFECTIVE: 12/12/2022

CB-78-2022 (DR-2) - AN ORDINANCE CONCERNING ZONING-ZONES AND ZONE REGULATIONS-PRINCIPAL USES-SPLIT-ZONED PROPERTY for the purpose of clarifying the development regulations and use tables applicable to the development lots that were split zoned as a result of approval of the Countywide Map Amendment by the District Council.

ENACTED: 10/25/2022; EFFECTIVE: 12/12/2022

CB-79-2022 (DR-2) - AN ORDINANCE CONCERNING IE ZONE TRANSITIONAL PROVISIONS for the purpose of modifying the lot coverage and green area requirements for previously I-1 zoned properties and permitting distribution warehouses in the IE Zone.

ENACTED: 10/25/2022; EFFECTIVE: 12/12/2022

CB-80-2022 (DR-2) - AN ORDINANCE CONCERNING ZONING-INTERPRETATIONS AND DEFINITIONS-USE REGULATIONS-CONVENIENCE STORES for the purpose of amending the Zoning Ordinance to clarify the definition of Convenience store uses; to amend the Use Regulations to add a minimum distance requirement between certain Convenience store uses and other specified uses; renumbering Section 27-5102 of the Zoning Ordinance; and generally relating to Convenience store use regulations in furtherance of the general health, safety, and welfare of the residents of Prince George's County.

ENACTED: 10/25/2022; EFFECTIVE: 12/12/2022

CB-81-2022 - AN ACT CONCERNING THE BUILDING CODE OF PRINCE GEORGE'S COUNTY for the purpose of amending the International Building Code and International Residential Code to enhance notification and awareness of violations for prospective property transforces.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

<u>CB-82-2022 - AN ACT CONCERNING PERSONNEL LAW</u> for the purpose of amending certain provisions of the Personnel Law relating to personnel records to reflect the current and future state of personnel record management within the County.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 2/27/2022

CB-83-2022 - AN ACT CONCERNING COLLECTIVE BARGAIN-ING AGREEMENT - INTERNATIONAL ASSOCIATION OF FIRE FIGHTERS, AFL-CIO, LOCAL 1619 (FIRE FIGHTERS, PARAMEDICS) AND FIRE FIGHTER/MEDICS) for the purpose of amending the labor agreement by and between Prince George's County, Maryland and the International Association of Fire Fighters, AFL-CIO, Local 1619 (Fire Fighters, Paramedics and Fire Fighter/Medics), to provide for wages and certain other terms and conditions of employment for personnel classifications initially certified by the Prince George's County Public Employee Relations Board or as amended by the Office of Human Resources

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

CB-84-2022 - AN ACT CONCERNING COLLECTIVE BARGAIN-ING AGREEMENT - PRINCE GEORGE'S COUNTY POLICE CIVIL-IAN EMPLOYEES ASSOCIATION for the purpose of approving the

(Continued on Page 35)

(Continued from Page 34)

labor agreement by and between Prince George's County, Maryland and the Prince George's County Police Civilian Employees Association to provide for wages and certain other terms and conditions of employment for personnel classifications initially certified by the Prince George's County Public Employee Relations Board and amended by the Office of Human Resources Management from time to time.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

CB-86-2022 - AN ACT CONCERNING HOUSING POLICY AND IMPLEMENTATION ADVISORY BOARD for the purpose of establishing a Housing Policy and Implementation Advisory Board as recommended by the Housing Opportunities For All Workgroup; setting forth the qualifications for members and composition of the Housing Policy and Implementation Advisory Board; setting forth the method of appointments; defining the length of term of the appointments and the method of filling vacancies; establishing the responsibilities of the Housing Policy and Implementation Advisory Board; providing for certain meeting requirements; providing for certain reporting requirements; and generally relating to housing policy, housing advice and implementation of housing development in Prince George's County.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; **EFFECTIVE:** 12/27/2022

<u>CB-87-2022 (DR-3) - AN ACT CONCERNING RIGHT OF FIRST RE-FUSAL PILOT PRE-AUTHORIZATION</u> for the purpose of creating a Payment In Lieu of Taxes ("PILOT") pre-authorization process for properties purchased under the Right of First Refusal ("ROFR") program. The County enacted the ROFR program in 2013 to further the County's goal of preserving affordable rental housing for low and moderate-income households in targeted area of the County. PILOT assistance that reduces real estate tax obligations will enhance the ability of the County to support the preservation of affordable rental housing through the ROFR program by enabling property owners to commit to long-term rent and income restrictions

ENACTED: 10/24/2022; SIGNED: 11/9/2022; **EFFECTIVE:** 12/27/2022

CB-88-2022 (DR-3) - AN ACT CONCERNING LANDLORD-TEN-ANT REGULATIONS - SECURITY MEASURES AND SECURITY **EQUIPMENT** for the purpose of providing that the Landlord-Tenant Regulations require that any portion of the common areas in multi-family rental facility shall be kept reasonably safe for tenants; and providing that certain safety and security features provided by the landlord shall be properly installed, properly maintained and fully functional; providing for enforcement of the regulations; and generally relating to security measures and security equipment in the common areas of multifamily rental facility.

SIGNED: 11/9/2022; **EFFECTIVE:** ENACTED: 10/24/2022; 12/27/2022

CB-89-2022 - AN ACT CONCERNING AMENDING THE ADMIN-**ISTRATIVE LEAVE HOURS ALLOWED** for County Employees who Volunteer in Schools for the purpose of increasing the administrative leave hours allowed for County employees who volunteer in schools from twenty (20) to thirty (30) hours to support the schools in the areas of remediation and recovery activities particularly in reading and math-

ENACTED: 10/24/2022; SIGNED: 11/9/2022; **EFFECTIVE:** 12/27/2022

CB-94-2022 (DR-3) - AN ACT CONCERNING PARKING FINES AND PENALTIES for the purpose prohibiting habitation in vehicles parked in public right-of-way, restricting eligibility for certain residential parking permits and generally relating to residential parking and commercial trucks.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

CB-95-2022 - AN ACT CONCERNING CODE OF ETHICS for the purpose of complying with newly adopted changes to the State Ethics Law that include new definitions, prohibited gifts, certain disclosures, prohibiting retaliation and generally conforming with state requirements pass by the Maryland General Assembly

EFFECTIVE: ENACTED: 10/24/2022; SIGNED: 11/9/2022;

CB-96-2022 - AN ACT CONCERNING COLLECTIVE BARGAIN-ING AGREEMENT PRINCE GEORGE'S CORRECTIONAL OFFI-CERS' ASSOCIATION, INC. (CIVILIAN UNIT) for the purpose of approving the labor agreement by and between Prince George's County, Maryland and the Prince George's Correctional Officers' Association, Inc. (PGCOA) (Civilian Unit) to provide for wages and certain other terms and conditions of employment for personnel classifications certified by the Prince George's County Public Employee Relations Board and as amended by the Office of Human Resources Management from

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

CB-97-2022 - AN ORDINANCE CONCERNING ZONING-ZONES AND ZONE REGULATIONS-BASE ZONES-EXPEDITED TRANSIT-**ORIENTED DEVELOPMENT** for the purpose of clarifying the development regulations applicable to certain expedited transit-oriented development in Transit-Oriented / Activity Center Base Zones within the new Zoning Ordinance of Prince George's County, being also Chapter 37, 2018 Laws of Prince George's County, Maryland (CB-013-2018), as amended by Chapter 53, 2021 Laws of Prince George's County, Maryland (CB-098-2021).

ENACTED: 10/25/2022; EFFECTIVE: 12/12/2022

CB-98-2022 - AN ACT CONCERNING COUNTY WORKFORCE -**DATA COLLECTION AND REPORTING** for the purpose of requiring the County Executive to provide mandatory biennial data collection and reporting of the County workforce to the Equal Employment Opportunities Commission; providing for the collection and reporting of County workforce data by race, ethnicity, sex, job category, and salary band; requiring the County Executive to submit, to the extent permitted under Federal law, the County workforce data report to the County Council, the State Legislative Delegations and the public; and generally regarding County workforce data collection and reporting.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; **EFFECTIVE:** 12/27/2022

CB-99-2022 - AN ACT CONCERNING VIDEO LOTTERY FACILITY **FUNDING** for the purpose of amending the definition of "public education purposes" to include grants to non-profits that provide education

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

<u>CB-100-2022 - AN ACT CONCERNING THE CLASSIFICATION PLAN FOR PRINCE GEORGE'S COUNTY</u> for the purpose of adding and amending classes of work to the Classification Plan of the County.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

CB-101-2022 (DR-3) - AN ACT CONCERNING EXPANDING EQ-<u>UITY IN LOCAL PROCUREMENT OPPORTUNITIES</u> for the purpose of implementing recommendations of the 2019 Prince George's County Utilization and Availability Study, known as a Disparity Study, implementing policies to expand opportunities in county government contracting for local, small, and minority-owned businesses, and generally relating to procurement.

EFFECTIVE: ENACTED: 10/24/2022; SIGNED: 11/9/2022; 12/27/2022

CB-102-2022 (DR-2) - AN ACT CONCERNING LOCAL EMPLOYMENT OPPORTUNITIES IN COUNTY PROCUREMENT for the pur-

LEGALS

pose of re-establishing and updating the first source registry and local hiring policy for Prince George's County public contracting to increase career opportunities for county residents.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE:

CB-103-2022 (DR-2) - AN ORDINANCE CONCERNING TOBACCO SHOPS, ELECTRONIC CIGARETTE SHOPS OR A RETAIL TO-BACCO BUSINESS for the purpose of modifying the definition and increasing the Special Exception distance requirements for tobacco shops, electronic cigarette shops or retail tobacco businesses that sell products for offsite use.

ENACTED: 10/25/2022; EFFECTIVE: 12/12/2022

CB-104-2022 - AN ACT CONCERNING COLLECTIVE BARGAIN-ING AGREEMENT PRINCE GEORGE'S CORRECTIONAL OFFI-ASSOCIATION, INC. (PGCOA) (CORRECTIONAL **OFFICERS**) for the purpose of approving the labor agreement by and between Prince George's County, Maryland and the Prince George's Correctional Officers' Association, Inc. (PGCOA) (Correctional Officers) to provide for wages and certain other terms and conditions of employment for personnel classifications certified by the Prince George's County Public Employee Relations Board and as amended by the Office of Human Resources Management from time to time.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE:

CB-105-2022 (DR-2) - AN ACT CONCERNING COLLECTIVE BAR-GAINING AGREEMENT PRINCE GEORGE'S CORRECTIONAL OFFICERS' ASSOCIATION, INC. (PGCOA) (CORRECTIONAL OF-FICERS) for the purpose of approving the labor agreement by and between Prince George's County, Maryland and the Prince George's Correctional Officers' Association, Inc. (PGCOA) (Correctional Officers) to provide for wages and certain other terms and conditions of employment for personnel classifications certified by the Prince George's County Public Employee Relations Board and as amended by the Office of Human Resources Management from time to time.

ENACTED: 10/25/2022; EFFECTIVE: 12/12/2022

BY ORDER OF THE COUNTY COUNCIL PRINCE GEORGE'S COUNTY, MARYLAND Thomas E. Dernoga, Chair

ATTEST: Donna J. Brown Clerk of the Council

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

143654

LEGALS

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

P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of: ARTHUR MARION LANFORD, SR.

Estate No.: 124547

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the

above estate:
You are hereby notified that a petition has been filed by Arthur M. Lanford, Jr. for judicial probate of the will dated <u>August 2, 2019</u> and for the appointment of a personal

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on February 15, 2023 at 10:30 A.M.

This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY CERETA A. LEE P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 PHONE: (301) 952-3250

(12-29,1-5)

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

P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of: **SAFFA BRIMA**

Estate No.: 124730

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Halimatu Jalloh for judicial probate for the appointment of a personal representa-

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on February 21, 2023 at 10:30 A.M.

This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY CERETA A. LEE P.O. Box 1729 Upper Marlboro, MD 20773-1729 PHONE: (301) 952-3250

143620 (12-29,1-5)

LEGALS

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

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

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

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

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

The City Council of Hyattsville

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

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